Development Management - Delegated Officer Report

Application Number: AWDM/1740/21 Recommendation – APPROVE

Site: 27 Griffiths Avenue, Lancing, BN15 0HW

Proposal: Single storey rear and side extension, raise roof of existing garage; hip to gable extensions to side roofslopes; front and rear dormers (amended resubmission of AWDM/0197/21)

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a hipped roof detached bungalow located on the west side of Griffiths Avenue in Lancing. The property has rooflights, and 2no. rear extensions, 1 being a conservatory type extension. There is also a detached outbuilding positioned very close to the boundaries with no. 25 to the south (side) and no. 28 Lynchmere Avenue to the west (rear).

No. 25 Griffiths Avenue has a small rear extension, and a detached garage onto the boundary with no. 23. Other properties within the street also have some form of extension by way of ground floor and roof extensions of some form, and many have a detached side/rear garage. There are also some properties which have rear and or front dormers.

The street is on rising ground, and comprises predominantly bungalows, although opposite the application site are a pair of two storey dwellings at no.'s 24 and 26 Griffiths Avenue.

The majority of properties within Griffiths Avenue have vehicular access and drives and or garages on their properties.

Proposal:

The application seeks permission to:-

- Front dormer measuring approx. 5.6m wide x 2m high x 2.7m deep
- Rear dormer measuring approx. 6.3m wide x 2.6m high x 3.5m deep
- Gabling of the roof hips to the north and south elevations
- Provide a single storey rear extension measuring 7.98m wide x 2.65m deep
- Provide a single storey link extension from the existing garage to the dwelling which will also incorporate a store to the front
- Increase height of the former garage by approx. 500mm

- Fenestration alterations

Representations:

Lancing Parish Council: Customer made comments neither objecting to nor supporting the Planning Application ~ No comment

Objections – 24, 25, 28, 29 Griffiths Avenue; 28, 30, 32 Lynchmere Avenue

- Overdevelopment
- Privacy, Light and Noise
- Overlooking
- Why buy a bungalow and extend into the roof
- Design
- Highway access and parking
- Loss of privacy
- The annex will make matters worse
- Where will builders park - insufficient space for trucks and large vans to park
- The scheme is worse than the previous scheme
- Large multi-pane windows face to the front looking straight at opposite properties in Griffiths Avenue – everyone will be overlooked
- Existing parking problems will be exacerbated – road too narrow to park on both sides of the street
- Road is also a cut through
- Any permission should be conditioned for where builders can park – namely the applicants front garden
- Increase in bedrooms plus annex will bring more inhabitants and more vehicles
- Expanse of roof and size of dormers and windows will be intrusive
- Overlooking into our bedroom, kitchen and garden
- Out of character
- Road too narrow to let emergency vehicles through
- The garage extension will run to the bottom of the garden and will be taller than the existing wall
- Loss of light to my garden
- Back bedroom windows will overlook my garden
- If approved I will have to pay a Landscape Gardener to plant as many conifers as tall as I can get along my south boundary to no. 27 to try to restore my privacy

Consultations: None

Relevant History:

AWDM/0197/21 Hip to gable roof extensions with side dormers and rear balcony; single storey rear extension **Withdrawn 10.05.2021**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

The roof extensions by way of gabling the 2no. side hips will also provide a flat top, measuring approx. 2.88m deep x 8.3m wide. This flat top will prevent the overall height of the building from being raised, and will not be overly noticeable from the street scene. Ridge tiles will be used to reduce the visual impact of the flat roof further. The front dormer will not be excessively large, leaving roofslope visible around it, and it will not be unduly out of keeping as there are other dormers within the street. The change in roof form will be more noticeable as the majority of bungalows have hipped roofs but there are examples of side gables, at Nos. 13 and 16 and, on balance, it is not considered that it will be out of character.

The front dormer will serve a bedroom and will have 2no. windows facing forward to no. 26 Griffiths Avenue, which is a two storey dwelling with first floor windows of its own which directly face the application site. However, the distance between the two properties is some 25m which, in planning terms, is a distance deemed not to result in unacceptable overlooking between properties.

The north side elevation, facing no.29, will be altered by the gable and the 2no. side elevations of the front and rear dormers. A window on the ground floor, formerly a bedroom, will be bricked up, and a high level window will be provided on the new gable end to provide light to the wardrobe area. This window is not only a high level window, but it will also be obscure glazed.

The proposed conversion of the former garage will have a set of windows within its north elevation. These windows will be replacing the existing half glazed door and window in this elevation of the former garage. The use of the existing garage for living accommodation does not require planning permission, and the extension to link the building directly into the house will facilitate its use in a more suitable manner.

The neighbouring property to the north, is a detached bungalow, which sides onto the application site is no. 29 Griffiths Avenue. It should be noted that none of the proposed extensions to no. 27 will be any closer to the neighbour than that which

currently exists. The changes that will be viewed from this property would be the infill of the hipped roof to create the hip to gable; the side elevations to the front and rear dormer; and the high level window which will serve the wardrobe of the main bedroom. Although the windows to the converted former garage will face in the direction of no. 29 it is not considered that they will result in any material overlooking to that property due to the existence of no. 29's brick garage which is onto the boundary with the application site and the existence of the boundary fencing.

No. 29 has windows on its side elevation facing the application site, and the mutual boundary between the properties is only approx. 1.3m high, therefore there is a potential for overshadowing of those windows by the new gable. However the height of the dwelling will remain the same, and the gable walls will be rendered thereby lightening up the elevation facing no. 29, where currently there are roof tiles which are dark and give a shadowed appearance. Further, the distance between the two properties is some 3.5m. Furthermore, although no. 27 is to the south of no. 29 the gap and the angled roof will allow the morning and afternoon light to penetrate.

The neighbouring property to the south side, no. 25 Griffiths Avenue, is also a detached bungalow and sides onto the application site. The existing former garage of no. 27 is positioned very close to the mutual boundary with no. 25, and the structure will be raised some 500mm in height, taking the overall height of the structure to approx. 2.9m.

The former garage will also be extended forward (east), towards the street, by some 3.5m in length. This will enable the converted garage to link onto the existing house and will also provide a store at the front section of the structure. The structure will not be wider than the existing building or extended any deeper into the garden.

No. 25 will see the additional height 500mm from their property, but because it is to the north of that property, it will not result in any material overshadowing, and further, it would be reasonable to apply a condition to any permission, limiting windows within the elevation facing no. 25

The hip to gable extension onto the south hip; and the side elevations of the new dormers, will bring this section of roof closer to no. 25, but because it is to the north of no. 25, and facing the side elevation of no. 25, it is not considered to have a material negative impact on the existing residential amenities of that property. The new window within the side elevation of the gable extension is indicated to be in line with Government guidance namely obscure glazed and fixed to 1.7m above the finished floor level.

The contiguous properties to the rear, no.'s 28 and 30 Lynchmere Avenue, both 1 ½ storey dwellings, with first floor windows to the rear, will not be demonstrably affected by the garage conversion, principally by reason that the structure will be no closer to their properties, but it will be higher than it currently is, by the aforementioned approx. 500mm. There is a distance of approx. 11m from the rear of the garage conversion to the rear of no. 28 and a similar distance from the rear of the extension at no. 30 to the rear of the garage conversion.

The proposed rear extension will be the same depth as the current deepest part of the existing rear extension, namely some 2.65m deep. This depth will though be across the full width of the existing dwelling, and will link to the extension on the former garage. The distance from the rear extension at no. 30 to the rear of the proposed extension will be some 12m and a distance of some 19m from the rear of no. 28. Given that the majority of the rear of the existing extension will be the same as proposed across the full width, it is not considered that the existing residential or visual amenities of the properties to the rear within Lynchmere Avenue would be materially harmed by the proposed rear extension.

The rear dormer will be seen from the properties to the rear, however, the windows will be some 14m from the rear extension at no. 30 Lynchmere Avenue and over 20m from the rear of no. 28 Lynchmere Avenue. The windows will be serving 2no. bedrooms. Further the dormer windows will be positioned back from the rear extension by the depth of the extension i.e. 2.65m. There will be the potential for some overlooking from the bedroom windows, but it is considered it would be no greater than what currently exists from no.'s 28 and 30 Lynchmere Avenue to the application site, and the distances are considered acceptable within a built up area such as the application location. Indeed there is already mutual overlooking from properties from the rear and the general character of the area is of closely positioned properties with little boundary screening.

Lastly, the gable roof extensions will also be seen from the properties to the rear, but given the distances involved it is not considered that the gable ends would have a materially detrimental impact onto the properties to the rear.

Other Matters

Other matters raised by objectors such as builders parking; the width of the existing road; emergency vehicles; planting of trees in an objector's garden, are largely not material planning considerations for such applications as the one being considered here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows
5. Ancillary use of annex

Informatives:-

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Eve Hearsey Date: 26 November 2021

Authorised by: Peter Barnett Date: 30 November 2021