Development Control – Delegated Officer Report

Application Number: AWDM/0376/15 Recommendation – APPROVE

Site: 51 Sompting Road, Lancing

Proposal: Single-storey extension to south and east elevations to replace existing conservatory. Replacement dormer to front (north) elevation and new dormer to rear (south) elevations with inset balcony.

Date of site visit: 10.04.2015

Neighbours checked: Y

Additional neighbour notifications: Y (Amended plans – 10 days)

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the south side of Sompting Road. The property is a modest bungalow which has a glazed conservatory to the rear and has been extended with dormer extensions to the front and rear. There is a detached single garage located to the eastern side of the property. The exterior walls of the dwelling comprise rough render which has been painted white and there are red asbestos tiles on the roof. This is a predominantly residential area comprising a mixture of bungalows and larger two storey properties of varying design and appearance.

Planning permission is sought for single storey extensions to the eastern side and southerly rear of the existing property and larger replacement dormers to the front and rear of the dwelling. The proposed single storey extension would extend 3 metres from the rear wall of the original dwelling house and would wrap round the eastern side of the dwelling and extend 3.5 metres to the east at the widest point. The single storey extension would incorporate sand cement rendered walls to match the existing dwelling and a flat roofed design with a roof lantern on the set back part of the roof on the eastern side of the extension. The existing detached garage to the east would be demolished.

Amended plans have been received during the consideration of this application which have reduced the size of the rear and front dormer extensions. The rear dormer extension has been set back within the profile of the original roof slope of the dwelling and would not extend over the flat roof of the proposed single storey rear extension. The proposed rear dormer would measure 5 metres in length, 3 metres in depth and 2.7 metres in height. The rear dormer incorporates a modern design with an inset Juliet balcony and a projecting rim around the external edge. The rear and side walls of the dormer would be rendered to match the finish of the dwelling. The proposed front dormer would measure 5.2 metres in length, 1.9 metres in depth and 1.9 metres in height. The materials on the roof of the dwelling and the front dormer would change from red asbestos roof tiles to slate roof tiles.

Relevant Planning History:

L/478/78 – Planning permission was granted in 1978 for additional dormer windows.

Consultations

Lancing Parish Council have raised no objection to this application.

Southern Water requested that should this application receive planning approval that an informative be attached to the decision advising the Applicant that a formal connection to the public sewerage system would be required to service the development and that they should contact Southern Water for consent and further advice.

The Council's Environmental Health Officer has confirmed that there are no adverse environmental health comments for the application.

Representations

One letter of objection has been received from the occupier of 26 Tower Road who has raised concerns regarding the proposed rear dormer and balcony would compromise privacy in the rear bedrooms of his property.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The existing bungalow is a relatively modest proportioned semi-detached bungalow, whilst is has been extended with a conservatory to the rear and dormer extensions to the front, the dormer additions are set into the roof slopes of the bungalow and are not particularly bulky in scale or appearance.

It is however recognised that there is no particularly uniformity of properties within the road which vary from single storey bungalows to two storey dwellings many of which have been extended with dormer extensions or additions to the rear which are visible from the road. Whilst the majority of houses incorporate more traditional brickwork or rendered exterior walls with red plain tiled roofs, there are some examples of properties which have been modernised with modern timber-effect cladding and slate roof tiles further down the road to the east. It is therefore considered that that the principle of extending and modernising the property is acceptable providing that there is no harmful impact on the visual amenities of the area.

The original set of plans submitted with this application showed that the proposed rear dormer extension would have extended from the original rear roof slope 3.4 metres in depth and over the single storey rear extension. Due to its substantial depth and bulky form the rear dormer extension would not have remained sympathetic to the proportions or appearance of the original bungalow or the similar attached neighbouring bungalow to the east. The width of the replacement front dormer was also increased from 4 metres to 5.6 metres and there were concerns that the increased width of the dormer and its modern appearance would have appeared out of keeping with the original property and within the context of the pair of bungalows when viewed from Sompting Road.

Following several discussions with the Planning Agent and Applicant, amended plans have been submitted which have overcome the main concerns in relation to the increased sizes of the rear and front dormer extensions. The rear dormer extension has been set back within the profile of the original roof slope of the dwelling and would not extend over the flat roof of the proposed single storey rear extension. Whilst the rear dormer is still large in scale it would be set in 0.4 metres from the eastern external wall of the original dwelling and as it would be set back approximately 20 metres from the road it would not appear unduly prominent within the context of surrounding residential development within the street scene.

The width of the front dormer has been reduced from 5.6 metres to 5.1 metres and now appears more in proportion within the existing roof now it has been set into the roof slope. The modern cube-like form of the front dormer has also been altered to incorporate a more traditional dormer with slate grey tile hanging to the exterior walls to match the slate roof tiles on the main roof that will replace the asbestos roof tiles.

It has also been suggested that a front parapet roof may improve the front aspect of the easterly side extension; the Applicants did not wish to alter this aspect of the design. The proposed extension would however appear as a smaller addition to the existing dwelling that would be set back from the front of the house and considerably distanced from the road it is therefore considered that it would not appear unduly prominent from the street scene perspective.

Residential amenity

The neighbouring occupiers that would be most affected by the proposed extensions are located to the east (49 Sompting Road), to the west (53 Sompting Road) and to the south (26 Tower Road) of the application site.

To the east the neighbouring bungalow is positioned further forward to the road than the application property and the proposed extension to the easterly side of the property would be set back 4.6 metres from the front wall of the existing application property. Due to the set forward location of the easterly neighbouring bungalow and the staggered back position of the proposed extension the side/rear addition would not affect any light to the two westerly side windows within the neighbouring property to this side.

There is a 2 metre high hedge that borders the rear garden of the application property to the east and this would screen the majority of the proposed single storey rear and side extension from the easterly neighbouring property. A separation distance of 1 metre would be maintained between the proposed extension and the eastern boundary of the application site and a distance of 2 metres would separate the proposed extension from the easterly neighbouring bungalow. No windows and only one new door would be formed in the eastern side wall of the proposed extension. Taking into account the single storey nature of the proposed extension, the boundary treatment to the east, and that an adequate separation distance would be maintained between the proposed extension and the easterly neighbouring property, it is considered that the proposed extension would cause no loss of amenity to the occupiers of the easterly neighbouring property.

The attached neighbouring bungalow to the west has a rear conservatory similar in size to the existing conservatory to the rear of the application property. The proposed extension would measure 3 metres from the rear wall of the original property, would incorporate a height of 3 metres and a solid rendered wall to the western side. The eastern wall of the neighbouring conservatory is predominantly solid plastic panels apart from three high level windows and it is therefore considered that the proposed extension would not cause any harmful loss of light to the neighbour's conservatory. There would be no windows located within the westerly side walls of the proposed single storey extension and therefore no loss of privacy would be caused to the westerly neighbouring occupiers.

To the south the proposed rear dormer would incorporate an inset Juliet balcony that would serve a bedroom and a window that would serve an en-suite bathroom. Concerns have been raised by the occupier of the neighbouring property 26 Tower Road to the south of the application property regarding overlooking from the rear facing Juliet balcony and window to their neighbouring bedrooms. The application property however benefits from a lengthy rear garden and an approximate separation distance of 70 metres would be located between the Juliet balcony and bathroom window to the windows in the southerly neighbouring property. Given the separation distance involved it is considered that the proposed dormer balcony and window would cause no loss of privacy to the occupiers of the southerly neighbouring property. A condition will however be attached to this decision which would restrict the use of the flat roof of the single storey rear extension from being used as a seating or balcony area as this would cause a loss of privacy to the easterly and westerly occupiers.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Approved Plans
3. Approved materials
4. No additional side windows without permission (east or west sides)
5. No use of flat roof of extension as balcony or terrace area

Informative

1. Proactive Statement – Approved (Amendments)
2. Southern Water Informative

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

Case Officer: Rebecca Tier Date: 11th June 2015

Authorised by: Peter Barnett Date: 11 June 2015