Expiry Date - 21/09/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0824/12 **Recommendation – Approve**

Site: **10 Hadlow Way Lancing West Sussex BN15 9DE**

Proposal: **Rooms in roof with front and rear dormers and single-storey rear extension**

Site visit 10.7.12

Site and surrounds

The application property is a semi detached bungalow set at the end of a cul de sac in a medium density mainly inter war/early post war residential suburb of Lancing. The properties are of diverse design but are characterised by hipped roofs, chamfered bays, oversailing eaves and faced in render and brick. They are set common building line with generous and open front gardens and Hadlow Way is narrow. A number have been altered and enlarged, most notably by the addition of front dormers. The ground is flat

The application property is typical of the street but has an unusually long rear garden as well as substantial front garden by the hammer head turning area . A narrow stream runs along its western boundary. A shallow conservatory has been added at the rear with solid wall on its eastern side and also a rear rooflight but otherwise the property is unaltered.

Its paired neighbour at No 9 has added a front dormer with hipped roof and flat roofed dormer at the rear.

Their common boundary is marked by a 1.5 tall brick wall and planting, whilst the boundary with the stream features a similarly tall wooden fence.

The rear garden backs on to the deep gardens of the properties in Springfield gardens and is planted.

Proposal

This has been revised following negotiations and officer concerns over the depth of the rear extension and design of the front dormer. It involves demolishing the existing conservatory and building extension 3.5 metres deep on the west side which has a hipped roof 4.9 metres tall to the ridge and 2.5 metres to the eaves. This is 4.7 metres wide. A flat roofed, 2ms tall, subsidiary extension, 5.5 metres deep adjoins this to the east. It angles in at a distance of 3.5 metres from the back wall and is set in some 1.65 metres off the common boundary with No 9. The extensions are faced in render with brick plinth to match the existing bungalow. There are openings in all elevations. 2.2 metres

tall and 3 metres deep and sits around one metre above the eaves on the eastern side of the roof and well below the ridge. The extension allows for an enlarged dining room and kitchen to be provided

The hipped side roof is converted to a barn end gable with two windows in the west (side) elevation serving a landing and shower room.

Finally, a hipped roof dormer is planned on the front roof slope. This measures 3.2 metres wide; 1.5 metres to the eaves and 3.1 metres to the ridge of the hipped roof. It is well above the eaves but the ridge aligns with the ridge of the main roof and the dormer is set in some 1.5 metres from the paired semi.

This roof enlargement facilitates the conversion of the roof space to two bedrooms with shower/WC.

The dormers and hip to gable are faced in hanging tiles to match the existing roof tiles.

The application is supported by a completed self certificated form (supplied by the Environment Agency) detailing flood resilience/proofing measures provided by the applicant. This confirms floor levels will not be lower than existing and resilient materials will be used.

Relevant Planning History

None

Consultations

The Executive Head of Health and Community Safety recommends precautionary land contamination informative.

Representations

23 Links Road and 9 Hadlow Way support the proposal and its sympathetic design

Planning Policy Framework

Relevant Planning Policies and Guidance

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'
South East Plan (GOSE 2009): CC1, CC6, BE1, NRM4
National Planning Policy Framework (CLG 2012); Environment Agency Standing Advice

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Planning Assessment

Principle

The proposal enlarges and upgrades a modest, with marginal loss of garden (greenfield land) in the urban area in a sustainable location.

Visual amenity

The hip to gable extension unbalances the pair of semis and is very prominent from the street. However, these works could be undertaken independently under Permitted Development and the materials are at least sympathetic. The impact is not, in itself, so harmful as to warrant refusal.

The front dormer helps rebalance the appearance of the paired semis and partly compensates for the asymmetry of the hip to gable. The siting and design of the dormer has been refined to mirror the neighbouring dormer as far as practicable by negotiation and such dormers are not unusual in the street anyway. It is subservient and sympathetic, in itself, in the design

The rear dormer is more utilitarian but modest and sits well and subserviently in the roof slope. It is not readily visible from the street.

The rear extension is deep but the design is sympathetic and is also not readily visible from the street.

Impact on neighbouring amenity and living conditions

The roof extensions are remote from any neighbour and do not affect outlook or light. The rear dormer only reproduces the visibility from the neighbour's rear dormer and the properties to the rear are remote anyway. The side windows in the hip to gable serve non habitable rooms and may be obscure glazed by condition to safeguard neighbouring.

The rear ground floor extension has been altered by negotiations to introduce the chamfer at 3.5 ms distance. This combined with the separation distance and modest height of the extension at this point, together with the boundary screening combine to avoid any unacceptable impact on the neighbour.

Environmental issues

The site lies in Environment Agency Flood Zone 3 due to the presence of the adjacent stream. The applicant has submitted the necessary Flood Risk Assessment in the form of the self completed form; supporting letter and annotations to the drawings to address flood proofing and resilience issues as required. A condition to secure this is justified.

An informative on land contamination is justified as a precaution as requested.

Recommendation

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APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or unacceptable risk form flooding. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1, NRM4) or The National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in west elevation of the hip to gable extension or east elevation of the rear single storey extension or rear dormer
4. Permission relates to approved plans:

Drawing No:	952/3/01A	Date Received: 6.8.12
Drawing No:	952/3/02	Date Received: 6.8.12
Drawing No:	952/3/03	Date Received: 6.8.12
Drawing No:	952/3/04B	Date Received: 6.8.12
Drawing No:	952/3/05B	Date Received: 6.8.12

5. The development shall not be built other than is strict accordance with the flood proof and flood resilience measures described on the approved plans; the applicant's letter of 2.8.12 and the Flood Risk Assessment self certification form (Environment Agency).

Informative on land contamination

Is recommendation contrary to any representations? N

Case Officer signed: *P. Devonport* *Date: 12.9.12*

Authorised and signed by: Gary Peck Date: 12 September 2012