Development Control – Delegated Officer Report

Application Number: AWDM/0272/14 **Recommendation – REFUSE**

Site: **28 Norbury Drive, Lancing**

Proposal: **Two-storey extension on south side (in place of existing garage) with rear decking**

Date of site visit: 01.04.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a detached bungalow fronting the easterly side of Norbury Drive. The road goes up on a steep northerly incline and the estate is mostly open plan to the street scene aspect. This section of the road is largely characterised by detached bungalow properties many of which have added dormers to the existing pitched roofs.

The existing bungalow has a flat roofed single garage to the south which has been attached to the dwelling with a small lean-to extension. The existing garage also has a small covered roof attached to the rear of the structure. There are two existing flat roofed dormers situated to the northerly and southerly sides of the dwelling.

Permission is sought to create a two storey extension to the southerly side of the dwelling and the erection of decking to the easterly rear aspect of the property. The existing garage and lean-to to the south would be demolished and replaced with the proposed extension which would measure 4.8 metres by 7.45 metres and 6.3 metres in height. Internally the proposed extension would incorporate a utility room, garage and extended dining room at the ground floor level and at the first floor level one new bedroom would be formed.

The proposed addition would extend across from the existing pitched roof of the dwelling to the south and would incorporate a hipped gabled end. A flat roofed dormer would be situated within the easterly elevation of the proposed extension. The proposed extension would incorporate brick to the exterior walls and interlocking roof tiles to the roof.

The proposed timber decking would extend the existing decking situated to the rear of the property approximately 4.8 metres to the south to align with the rear elevation of the proposed extension.

Consultations: Lancing Parish Council has raised no objection to this application.

Representations: None received**.**

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

Principle

There is no objection to the principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

This section of the road is largely characterised by detached bungalow properties many of which have added dormers to the existing pitched roofs. The topography of the application site slopes from north to south due to the steep incline of Norbury Drive. This means that the bungalow properties are staggered with northerly houses situated on a higher land level than their southerly neighbours. The proposed two storey extension would replace an existing flat roofed garage and covered link addition situated to the south of the property. The existing garage measures 2.4 metres high and is distanced approximately 2.5 metres from the southerly boundary of the site. In comparison the proposed extension would measure 6.3 metres in height and would be situated 1.2 metres from the southerly boundary.

The proposed roof of the addition would extend across from the existing pitched roof creating a sizable two storey infill extension to the south of this modestly proportioned bungalow. It is considered that the scale of this addition would be particularly prominent within the street scene, especially when viewed in conjunction with the much lower southerly neighbouring bungalow. The proposed front garage door also sits at a lower level than other windows within the front elevation of the dwelling and would therefore appear out of keeping with the other aligned fenestrative openings.

When travelling from the lower southerly end of Norbury Drive in a northerly direction, it is considered that the proposed two storey extension would appear particularly bulky and out of keeping in terms of design with the appearance of bungalow properties within the street scene. Whilst it is recognised that other properties have extended with dormer extensions it is noted that there are no examples of two storey infill extensions within the road and it is considered that this would have a detrimental impact on the character and appearance of properties within the street scene.

Residential amenity

There are other properties situated to the north, south and east of the application site. It is noted that there is an existing degree of overlooking between some of the neighbouring dwellings. For example the existing first

floor bedroom window within the easterly elevation of the application bungalow overlooks the easterly neighbouring property's garden at 2 Swanbourne Close. The easterly neighbouring property has a first floor rear window and side dormer which faces the application property. The application property also has two windows within their side dormer that overlooks the southerly neighbouring garden at 26 Norbury Drive.

The proposed extension would incorporate a dormer within the eastern roof slope of the proposed two storey extension and this would overlook the garden of the neighbour at 2 Swanbourne Close. However, the dormer would be set further back than the existing first floor window in the gable end of the dwelling with a distance of 13.5 metres maintained between the proposed dormer and the eastern boundary. It is therefore considered given the existing degree of overlooking between the two properties that the proposed dormer would cause no further loss of privacy to the easterly neighbouring occupier(s).

To the south, the lower land level of the neighbouring site means that any side windows within the neighbour's single storey garage are obscured by the 2.5 metre close boarded fence along the southern boundary. There are no further windows proposed within the southerly elevation of the extension and therefore it is considered that there would be no additional overlooking to the southerly neighbouring bungalow.

The proposed addition would however extend further towards the southerly boundary of the site and a distance of 1.2 metres would separate the proposed extension and the southerly boundary. It is considered that the proposed two storey extension could have an overbearing impact on the southerly neighbouring bungalow given the closer proximity and the lower position of the neighbouring bungalow. However, it is considered that the proposed extension would not cause any loss of privacy or light to the southerly neighbouring bungalow and therefore its effect on neighbouring amenity would not be detrimental.

Recommendation

REFUSE for the reason:-

The proposed two storey extension by virtue of its size, bulk and design would be poorly related in visual terms to the scale and appearance of the existing dwelling and would constitute an intrusive addition within the streetscene out of keeping with the character of surrounding development. It would therefore conflict with saved policies AG1and AH7 of the Adopted Adur District Local Plan 1993-2006, and the NPPF.

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

Case Officer: Rebecca Tier Date: 8th April 2014

Authorised by: Jo Morin Date: 10 April 2014