Expired
22-05-08

Development Control – Delegated Officer Report

Application Number: ADC/0166/08 **Recommendation - Permit**

Site: **58 Ring Road Lancing West Sussex BN15 0QE**

Proposal: **First floor roof extension (including new dormer to rear)**

The Application

The application is a large detached hipped-roof bungalow located on the north side of Ring Road within the built up area of Lancing, it backs onto the AONB to the north and the Lancing Ring SSSI.

The property has been previously extended with rooms in the roof including three pitched-roof front dormers and one larger rear dormer (L/4/94). An application for a first-floor extension including raising the ridge of the roof to turn the dwelling into a house was approved under ADC/0166/07 but as yet has not been implemented.

The properties within the vicinity on the north side of Ring Road are located with steeply sloping sites going to the north and as such the properties themselves are sited on higher ground level from the road in front. The property to the west (No. 60) is a low level bungalow located 7m away with a detached garage and green house between the two sites. To the east is a two-storey house with a large detached garage adjacent to the application property.

The proposal is to partially extend the roof to the west to become a part-hipped gable feature with the extension of the existing rear dormer by 3.4m.

Consultations and Representations

Third Parties: There have been no third party representations on the application.

Lancing Parish Council: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity
The proposed west side roof extension would be in keeping with the design of the property which has a part-hipped gable roof design to the east side. It would be only partially seen due to the existing attached garage on this side of the property and it is felt that the roof extension would not appear particularly prominent or incongruous within the context of the streetscene.

The property is well screened by a north side boundary wall and shrubs and trees on higher ground and views of the extended dormer would be limited to the rear garden of the application property and very few other areas. The extended dormer itself would be large at 12m in length, however an amount of tiling surrounding the dormer would be sufficient to prevent it from appearing too large for the roof slope. Given that the dormer is unseen from public areas and that the roof extension would look unbalanced without the dormer extension it is considered to be acceptable in size.

Residential amenity

The extended dormer would increase the amount of windows at first floor level which have views to the north, however no direct overlooking of habitable rooms would occur. The rear garden of the adjacent west side property (No.60) is well screened with a coniferous hedge and it is felt the level of privacy available to the rear garden would not be significantly altered.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Ei

Case Officer: [signature] RB 14/5/08
Date: 14.05.08