expiry 29.05.08

Development Control – Delegated Officer Report

Application Number: ADC/0170/08 **Recommendation - Refuse**

Site: **Eastgate House 17 Western Close Lancing West Sussex**

Proposal: **Pitch-roofed side dormers and roof extensions.**

The Application

The application property is a detached chalet style bungalow located at the eastern end of Western Avenue within the built up area of Lancing. The dwelling is sited adjacent to Winston Road which is one of the two main access roads to the Lancing Business Park. It has vehicular access from Western Close, has a front hardstanding, and is adjacent to a pedestrian path linking Winston Road to Western Close. The property appears to have been built at the same time as Winston House which is located on the opposite side of Winston Road. To the west are located a pair of semi-detached bungalows (No's 15 & 16) which are sited at an angle to the application property.

The property has previously been granted permission to change the attached to a bedroom (L/24/99/TP), and the addition of a new front porch (ADC/0356/07).

The proposal is one of two separate applications currently submitted on the property. This application is for four pitched roof dormers, two on the east roof slope and two on the west roof slope. The east side dormers would be connected via the remainder of the existing flat roof dormer, whereas the west side dormers would be separated by the existing tiled roof above the porch. The proposed accommodation would provide additional floor space for the existing bedrooms.

Consultations and Representations

Lancing Parish Council: No comments have been received.

Third Parties: There have been no third party objections to the application.

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.'

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 areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relation specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No. 3 'Extension and Alteration to Dwellings' states that roof dormers should not be so large as to over dominate the roof resulting in a top heavy 'box-like' appearance.

Visual amenity
The property is aligned so that the east side of the bungalow is parallel with Winston Road, whereas the front elevation is at a slight angle to the road in front. The distance from the east side wall of the bungalow to the east side boundary is only 1.0m, however the eaves themselves protrude further just above the height of the fence and thus the property appears very close to the pathway to the east. On the opposite side of the road and further to the south in West End Way there are a number of bungalows in the vicinity with gables to the front and rear similar to the application property. Very few alterations to the roofs have been made and where they have they have been sympathetic in scale much like the existing east side dormer.

The other application submitted on the this property (ADC/0171/08) for an extension above the flat roofed former garage is recommended for approval, and it is considered that the combination of four roof dormers and extension above the side extension would result in a bulky and incongruous form of development, parts of which would not physically work.

It is considered that as the dormers are built off of the side wall of the building and take up the greater part of the width of the roof slope that they would appear over dominant resulting in a top heavy structure which would be out of keeping given the proximity to the road and lack of other large scale roof development in the vicinity.

Residential amenity
The window in the proposed northern dormer on the west side roof slope would have views towards the rear of the dwelling to the east (No.16) but as this would serve a bedroom with multiple outlooks it is considered an obscure glazing condition would prevent there being any loss of privacy to No.16. Similarly windows in the east side dormers would overlook the property on

the opposite side of Winston Road, however in this instance the property is well screened by a high boundary fence and the garden is on significantly lower ground and as a result there would be no loss of privacy.

Recommendation

REFUSE for reason that :-

B5ER amended.

The proposed dormers are unacceptable in that they are excessively large and ~~they~~ do not relate sympathetically to the existing building and they would be out of keeping with and detrimental to the character and appearance of the area and make it difficult, if permitted, for the Local Planning Authority to prevent similar additions to other dwellings, the cumulative effect of which would detract seriously from the area. It would therefore conflict with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1, AH7)

Case officer: MMA 20/5/08
Date:

PB 20/5/08