Development Control – Delegated Officer Report

Application Number: AWDM/0433/17 Recommendation – APPROVE

Site: 3 Vincent Close. Lancing, BN15 0LL

Proposal: Rooms in roof with two rear dormers to north elevation and two rooflights to south elevation. Extension to west elevation with dormer to north elevation and rooflight to south roofslope.

Date of site visit: 24.04.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to semi-detached bungalow at the end of a cul-de-sac in Vincent Close. No. 3 lies on the north side of the Close

Vincent Close comprises semi-detached bungalows, many of which have rooflights. No. 3 has a rooflight to its rear (north) elevation, and a single storey side extension (west)

Proposal

Permission is sought to replace the existing side extension with a single storey pitched extension measuring some 4.5m deep x 7.6m long x 5.9m high;
decking to the side of the extension measuring some 2.7m wide x 5m long at the point where it joins the extension and some 3.8m long on the outside edge x approx. 300mm high;
3 no. rear dormers to the rear roofslopes, one measuring some 2.3m wide x 1.5m high x 2.5m deep and the remaining two measuring approx. 1.8m high x 2.3m wide x 3m deep. The outside dormers serving bedrooms and the inside dormer serving as headroom over the stairs;
and 3no. rooflights to the front roofslope 2no of the rooflights serving bathroom and en-suite, and the remaining rooflight serving storage area.

Consultations: Lancing Parish Council: No objection.

Representations: Objection from 3 Gordon Road

- Loss of privacy
- Windows overlooking my bungalow and garden
- Design and character also a worry
- Huge wooden, unattractive and basic building erected in garden against back fence
- Loss of Elms on boundary have exposed the properties in Vincent Close

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The side extension will replace the existing side extension and will be stepped back from the front elevation by approx. 1.2m in order to accommodate the angle of the boundary. The side door will be set back from the front of the extension by approx. 2.5m. This door will be positioned approx. 3m from the side boundary to 4 Vincent Close, and at such a distance it is not considered to result in an unacceptable intrusion or harm onto the neighbouring property. The door will open onto a low decking area which again is not considered to result in harm onto the neighbouring property.

The rear dormers have been reduced in size so as not to result in an overbalancing on the upper floor or overbearing onto the neighbouring property to the rear. The distance from the dormers to the nearest properties to the rear in Gordon Road is some 25 or more metres distant. This is considered an acceptable distance so as not to result in material overlooking or harm.

The provision of the middle dormer is to enable head height to be gained when using the stairs. The other two relate to bedrooms.

The front rooflights will be in keeping with the street scene and will not look out of place or result in unacceptable overlooking.

NB: A very large timber shed structure has been erected within the garden which is not included within this application, and the applicants have informed me on site that it is to be used for storage purposes only whilst the building works take place. The structure would need planning permission if it were to remain on site, but it will be monitored to make sure that it is a temporary structure while building works take place.

Residential Amenity

The neighbouring properties no.'s 2 & 4 Vincent Close and the properties to the rear no.'s 3 & 5 Gordon Road, are the main properties that could be affected by the proposal. The Gordon Road properties are more than 25 metres away, and thereby will not be unacceptably harmed by the extensions. No. 2 Vincent Close is to the east of no. 3 and the ground floor extension is to

the west, thereby not affecting no. 2, and the dormers are reduced in scale to those originally on the application, and thereby will not result in harm onto the neighbour either. However, because of the angle of the property compared to neighbours, it is considered that a condition to prevent glazing being installed in the dormers' cheeks would be appropriate.

No. 4 is to the west of no. 3, and thereby is next to the proposed side extension. The side extension will be replacing an earlier extension, but will some 2m wider than the rear section and 3m wider than the front section. However the extension as a whole will range from approx. 1.2m at its nearest point to some 7.5m at its widest point from the boundary with no. 4, which is some 1.8m high. It is thereby considered that the extension and decking will not result in a loss of residential amenity to no. 4 Vincent Close.

The agent has confirmed that the floor to cill height of all of the rooflights would be 1.7m and above, thereby there will be no overlooking resulting from the rooflights, which will therefore not detract from the existing residential amenities of the locality

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows to dormer cheeks

Informative

1. Approved following amendments
2. The large timber shed erected within the rear garden is not included within this approval, and should be dismantled and totally removed from site either before or by the time the development hereby permitted has sufficiently progressed to relocate the stored furniture/items within the dwelling house.

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

Case Officer: Eve Hearsey Date: 19.05.2017

Authorised by: Jo Morin Date: 19.05.2017