Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1302/13

Site: **13 Manor Close, Lancing**

Proposal: **Single storey side and rear extension and front dormer. (Hip-to-gable roof extension and rear dormer to be constructed under 'Permitted Development')**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow in a cul-de-sac in an outer residential suburb of Lancing.

The proposal is for a hip-to-gable roof extension and front dormer (to measure) at max 3.3 metres in height, 9.5 metres in length, and 6.1 metres in width, and L-shaped extension to measure at max 3,4 metres in height, 7.5 metres in length, and 3.7 metres in width.

Relevant site history
None

Consultations
None

Relevant Planning Policies

Adopted Adur District Local Plan: AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The bungalow is one of a pair so the introduction of the hip-to-gable roof extension and the front dormer would unbalance the pair. However the hip-to-gable is presented as permitted development. There is a wider front dormer to the neighbouring bungalow to the immediate east, so such a feature is not unknown.

The L-shaped extension is at the rear and/or set in from the front face of the building. It would not be overtly obtrusive from public view.

Residential amenity

It is the neighbours to either side who would be principally impacted upon by this development (it is physically removed from the remainder).

Neighbour to east

The neighbouring building to the east exhibits fenestration in the flank facing the application site.

However the hip-to-gable roof extension follows the silhouette of the existing roof and the dormers are perched above the eaves, and there is reasonable distance between this neighbouring building and the L-shaped extension flank. Given all this, adverse overbearing and overshadowing would be avoided.

Provided the first floor window in the east elevation is obscured no direct overlooking onto neighbours would result since views from the rear dormer would be oblique onto neighbours.

Neighbour to west.

Sufficient distance is retained between the single storey L-shaped extension and shared boundary with this neighbour so as to avoid harm by way of overbearing and overshadowing.

With no windows in the flank, unacceptable overlooking and intrusive loss of privacy would not result.

Flood Risk

The site falls within tidal Flood Zone 3.

However the finished floor levels of the extension would be no lower than the existing building, so no human health is put at greater risk.

Recommendation

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. It would consequently not conflict with Worthing Core Strategy Policies 16 and the ‘saved’ policies of the Worthing Local Plan (H16, H18)

Subject to Conditions:-

1. time limit
2. Approved Plans
3. External materials and finishes to match

4. Finished floor levels of extension no lower than existing building
5. Notwithstanding “pd” no windows/openings above eaves except other than shown
6. First floor window in east elevation be obscured glazed and top hung

Informatives:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework

Is recommendation contrary to letter(s) of representation?
No

Case Officer: Matthew Porter Date: 28-11-13

Authorised by: Peter Barnett Date: 29 November 2013