Expires 21/10/08.

Development Control – Delegated Officer Report

Application Number: ADC/0426/08 **Recommendation – Permit Application**

Site: **67 Hillrise Avenue Sompting Lancing West Sussex**

Proposal: **Front extension and rooms in enlarged new roof (with higher ridge, part-hipped side gables and front and rear dormers) and south side addition (incl. internal alterations to create 'granny annex')**

The Application

The application site is a hip roofed detached bungalow located on the west side of Hillrise Avenue, Sompting. The property has a large flat roofed side/rear extension on the north side and a small front hipped projection to the south. Similar bungalows are sited across an access track to the south, the majority of which have front infill extensions, whilst further detached bungalows of various design are sited to the north. Opposite are consistent pairs of semi-detached bungalows.
Permission is sought to enlarge the bungalow by infilling the front recess and enlarging the roof across both the side/rear extension and the new infill extension. The overall ridge line will be raised by 0.6m and the hip ends extended into part gable barn ends. Hipped dormers 5.4m and 6.9m in width are to be added to the new front and rear roof planes respectively. Internally, the ground floor is to be split into a granny annex with the main door to the annex sited at the front of the building and a new door to the main bungalow sited on the south side beneath a lean-to porch that is to be extended to 8.5m in depth.

Consultations and Representations

Third Parties

No.69 Hillrise Avenue raise no objection.

Contributors

No representations have been 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 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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. DC standard No.3 'Extensions and Alterations to Dwellings' states that roof extensions should respect the scale, character and appearance of existing dwellings. Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy appearance. They should be kept well below the ridge level and should not project as far as the walls of the house whilst a large amount of roof should still be clearly visible.

Visual Amenity
The property as current is a modestly sized detached bungalow with a small hipped roof. The proposed enlargements will vastly alter it from this state. Within the streetscene it is noted that there is a lack of consistency in the appearance of the surrounding bungalows. The similarly styled bungalows to the south have in-filled their front recesses with dummy pitched extensions whilst two dwellings to the north a bungalow has been extended with full gable ends and front and rear flat roofed dormers. Within this streetscene it is therefore considered that the principle of the front infill and roof enlargement is acceptable.
As stated the new ridge line will be 0.6m higher than existing. Within this disparate streetscene this is not considered to be a concern, particularly as the slope of the land to the north already accentuates the existing uneven ridge lines. The new main roof, although large as it extends across the existing north side/rear extension, is acceptable in comparison to the similar bulk of No.71 to the north. A similar full gabled roof identical to No.71 is preferable however the part gable is necessary in this instance due to the proximity of the north flank to the boundary (0.25m) with No.69 to the north. A full gable here would overdominate the south side doors and windows to No.69.
The proposed dormers will sit centrally within the roof planes, well below the ridge line and set off the main walls of the bungalow as required by the above

DC Standard. They are to be hip roofed with flat tops due to their width (5.4m at the front and 6.9m at the rear). Within a streetscene with very few front dormers (none of which were constructed with explicit planning approval) it is considered that the hipped roof element will serve to exaggerate their bulk and thus make them overdominate the roof to the detriment of the streetscene. The dormers are considered acceptable in principle as they bear a relation in size to those at No.71. Amended plans have subsequently been received that have replaced the hipped roofs with flat roofs to mirror those at No.71. This has acceptably reduced the bulk of the dormers within the roof and the wider streetscene. The plans now better correlate to local plan policy AH7 and its DC Standard.

Residential Amenity

The main concern is the impact the new roof will have on No.69 to the north. The existing extension on this side sits 0.25m from the boundary with No.69, a small bungalow with principle doors and windows on the south side elevation. The part gable nature of the proposed roof is such that it will still allow good light penetration to these windows and doors (which are sited 3m away). It is considered that a full gable would be oppressive on the outlook from these windows and doors.

To the rear a large garden is retained with an acceptable separation of over 40m to the properties beyond.

The plans also indicate that the enlarged bungalow will be divided with the northern section of the ground floor converted to an independent granny annex. Although there is no concern with the division of a property to include a granny annex, there is always concern that it may be easily converted into a separate unit of accommodation by stealth. A condition is thus attached restricting the use of the granny annex appropriately.

Parking and Access

The infill to the front will reduce the size of the existing hardstanding however this is not to the detriment of its parking capability. In any case the property has a detached garage to the rear accessed by a rear track whilst there is an abundance of on street parking space if necessary.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C5E 'Notwithstanding the details shown on the application, there shall at all times be an interconnecting door between the annex and the main dwelling and the annex hereby permitted shall be occupied solely for the purposes incidental..... '
3. C12Ei
4. C14Aii '...on 20th October 2008... AH7...DEV1...'
5. C18Ci '...south...'
6. C18Eii '...north or south walls...'

Case Officer:.....

Date: 20/10/08