Expires 23/10.

Development Control – Delegated Officer Report

Application Number: ADC/0429/08 **Recommendation – Permit Application**

Site: **12 Fairview Road Lancing West Sussex BN15 0PA**

Proposal: **Front, side and rear extensions and double garage at front (existing garage and side extension demolished)**

The Application

The application site is a detached bungalow located on the north side of Fairview Road, Lancing. The bungalow is 'L' shaped with a large east side lean-to utility extension and a long rear garden. The site is situated on a north/south slope such that it is much higher than the street with a raised front garden and a single basement garage to the west. It is tightly bounded to the east and west by detached bungalows with a variety of other detached dwellings beyond and opposite.
Permission is sought for a number of extensions. The existing lean-to extension is to be replaced with a permanent 2.5 metre wide flat roofed structure running the depth of the property. This extension will link in with a new rear east side block 8 metres in depth and 4 metres in width which is to be dug into the rear sloping garden. This block will have a hipped roof with the same ridge height and pitch as the main dwelling, and will house a new bedroom with west facing windows. Within the west side front recess, a new infill section is to be built to enlarge the lounge space. This section will have a dummy pitch to the front above a small balcony/porch area. Below, the existing garage is to be reduced in height to become a store area and a new double garage is to be built central to the front of the property. Due to the sloping land the flat roof of this garage will sit below the ground level of the main bungalow.

Consultations and Representations

Third Parties

Lancing Parish Council 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. PPS25, Structure plan policy ERA4 and Local plan policy AP4 all refer to the need to minimise flooding resultant from surface runoff, and measures to ensure such runoff is minimised should be incorporated into permissions. Such measures are also now required under amendments to the GPDO in reference to hardstandings.

Visual Amenity

Garage: The proposed garage is the element that will be most visible within the streetscene. It will be a rendered structure 5.5 metres in width and 2.6 metres in height sitting centrally below the bungalow's main gabled projection. Although it will result in the loss of the current vegetated raised front garden, to the detriment of the appearance of the street, there is sufficient precedent elsewhere within the street with recent approvals for similar garages at No's 14 (L/195/05) and 16 (L/8/04) directly to the west. Any refusal on such grounds would thus be unsupportable. The existing crossover and driveway to the west will be moved more centrally to be in line with the garage. The roof of the garage will be level with the entrance to the bungalow such that it could be used as a balcony, similar to that atop the garage to No.14. Under the revisions to part 1 of the GPDO 1995, the formation of a balcony at such a level now requires explicit consent so no restriction via condition is deemed necessary.

Front Infill: This rendered section of the scheme will bring the lounge area forward to the building line of the front gabled projection, including a 1.5 metre deep balcony/porch beneath a hipped dummy pitch. As the dummy pitch follows the eaves line of the gable it is not considered that this will be an incongruous feature.

Side extension: The 2.5 metre wide side extension will replace an existing lean-to structure and will run the depth of the building from the front building line. It will have a flat roof that will sit above the eaves of the adjoining gable. It is considered that this flat roof will be inconsistent with the pitched roof of the host building and will thus be an incongruous addition to the bungalow.

Amended plans have since been supplied that have included a dummy pitch to the front following the eaves of the gable and infill section. This creates a better symmetry about the gable and considerably improves the appearance of the enlarged building.
Rear extension: The rear bedroom block will be 8 metres in depth and 4 metres in width with a hipped roof above. It will be dug into the rear garden slope and attached to the main bungalow by a small flat roofed corridor to the new side extension. The pitched roof is preferable to a large expanse of flat roof and will compliment the design of the main roof form of the bungalow.

Residential Amenity
Front infill: This section will sit on the western boundary of the site where there is currently a low 1.5 metre high wall and 1.5 metre separation to the flank wall of No.14. This flank wall has numerous narrow and obscurely glazed non-principle windows and a main front door. The raising of the boundary wall to a height of 2.6 metres will result in increased loss of light to these windows. The flat roof will though help to minimise this impact by still allowing light to reach the windows from above. To the front of this flank is a clear glazed secondary window to a front lounge. This window will not be significantly impacted as it will face the 1.5 metre deep open sided balcony/porch area.
Side extension: The side extension has a single window to the front and two facing to the east. These windows face across a side passageway to the side of the garage to No.10 and the recently enlarged blank side gable to the bungalow. There will be no overlooking potential or loss of light/privacy to No.10 as a result.
Rear extension: The rear hipped roof block will be dug into the rising rear garden such that the rear eaves line will be approximately 1 metre above ground level and separated from the boundary by 1 metre. The boundary currently consists of 1.2 metre high fencing with scattered small trees. This boundary is to be reinforced by a new boundary wall to allow for access around the extension at floor level height. As the land rises considerably to the rear, the boundary fence will obscure the roof structure considerably from the view of No.10 such that there will be no overbearing impact or loss of light to their rear patio. The tiled roof will weather down over time to become less visible and more in keeping with the surrounding rooftops.

Flood Risk
Given the sloping nature of the site a condition is attached requiring the new hardstanding to the garages to be permeable or including measures to direct runoff away from the street, in accordance with PPS25 and policies AP4 and ERA4.

Despite the magnitude of the extensions proposed, it is considered that they will have a minimal impact on the appearance of the streetscene and the amenity of neighbouring properties. This proposal thus conforms to local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPii

Subject to:

1. C1Ci
2. C8Fi
3. C12Ei
4. C12F
5. C14Ai: '...received on 25 September 2008...AH7....DEV1...'
6. C18Eii: '...east side wall...'
7. C18Eiv: '...west side wall of the front infill extension...'

Case Officer:.....

Date: 30/9/08.

PB 1/10/08