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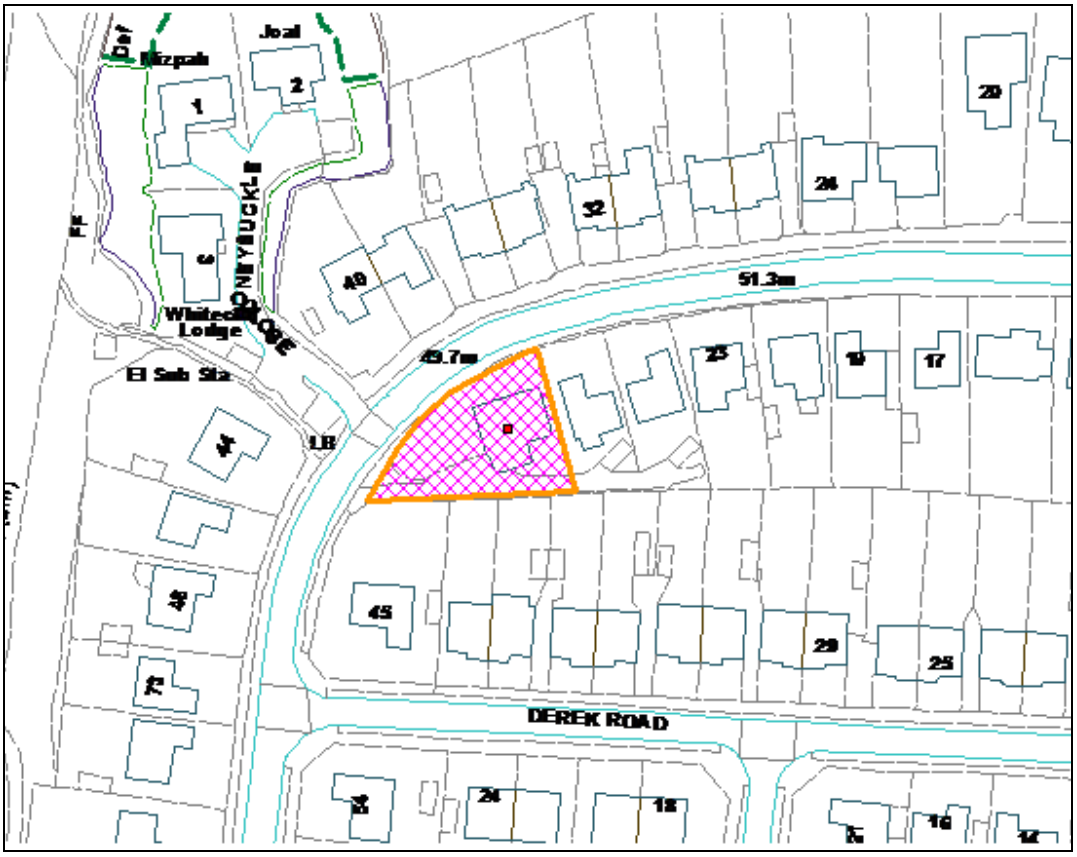
Application Number: AWDM/1357/15 **Recommendation – APPROVE**

Site: **29 Firle Road, Lancing**

Proposal: **Rooms in roof with half-hipped gables to east and west elevations, rooflights to south side elevation, 2 no. dormer windows to north side elevation, raised terrace and steps to south elevation and extension to 'square off' existing garage to form double garage**

Applicant: Mr George Grant Ward: Manor
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application property is a detached hip roofed bungalow located on a bend in the road. The front of the bungalow faces west and there is also a vehicular access and

driveway leading to an attached flat roofed garage on the south side of the property. The ground level drops steeply from north to south and a mature hedge forms the north/northwest boundary. The bungalow is set below the level of the road to the north.

It is proposed to extend the roof at either end to form barn hip ends. Two pitched roof dormers and a rooflight are proposed on the northern roofslope with 5 rooflights proposed for the southern roofslope. The existing garage is to be extended and 'squared off' on its south side. Finally, a small terrace area is to be formed by constructing a balustrade around an existing raised area of ground immediately to the south of the property.

Relevant Planning History

AWDM/1110/15 – Detached garage to west of dwelling with study/games room and storage above – withdrawn

AWDM/1112/15 - Rooms in roof with half-hipped gables to east and west elevations (including window in west elevation) and two dormers to each of south and north elevations. Raised patio area to south elevation (to replace existing garage) – withdrawn

Consultations

Lancing Parish Council*:* Committee considered the proposals together with the amendments and once again objected to this application, which had been previously considered and refused by members in August. It was deemed to be over development and out of character with the street scene and that this could set an unwanted precedent in the area.

Representations

6 letters received from the occupiers of 39, 41 Derek Road and 27, 36 (2 letters) and 38 Firle Road:-

- Rooflights should be obscure glazed and non opening below 1.7m above the floor level of the rooms
- Concerned that rooflights could be converted to dormers in the future
- Half hipped gables are out of character
- Dormers will look straight into rooms of 36 and 38 Firle Road
- Extending roof in such a way would be an eyesore in such a prominent location
- Loss of view
- Harmful to street scene
- Roof would be more balanced with rooflights on both sides, not dormers on one side
- Dormers should face into private rear garden not over public street

- Concerned that garage roof will be used as terrace in future resulting in loss of privacy

Relevant Planning Policies and Guidance

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'
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

There is a variety of roof styles in the street and surrounding streets, with flat and hipped roof dormers, gables and half hipped roofs common, including immediately to the north. It is not considered therefore that the proposed half hips at the front and rear of this property or the dormer windows would be out of character or unduly harmful in the street scene.

While the bungalow is located in a prominent position on a bend in the road, it is positioned at a lower level than the road and there is currently a substantial hedge on the northern boundary which helps to screen much of the building. While this may be cut back or removed in the future, the proposed roof extensions are considered to be acceptable in their own right.

The extension to the garage would not have a significant impact in the street scene, being located at the end of the driveway over 20m from the road.

Residential amenity

The proposed dormers would face towards the road and over to the front of the bungalows to the north on the opposite side of the road. While objections have been received about possible loss of privacy to their ground floor windows (due to the difference in levels), the nearest property is approximately 25m away and it is not considered that any overlooking would be sufficiently harmful to warrant refusal of the application on that ground. The westernmost dormer is to serve a bathroom and is likely to be obscure glazed in any event.

The roof extension will not cause harm to the adjoining bungalow to the east as that property has a blank roofslope and single obscure glazed window at the side. The proposed terrace area does not involve raising the existing ground levels and constitutes a small area measuring just over 1m deep only. It is not considered that any loss of privacy will occur from this terrace. A condition should be imposed to prevent use of the garage roof as a terrace.

The extended garage will not cause any loss of amenity to residents. To the south, residents in Derek Road are at a lower level and would be prone to overlooking from any dormer roof extensions, as were included in the previous withdrawn application. The current application proposes rooflights only, serving bedrooms and bathrooms. The rooflights will be 1.7m above the finished floor level and will be more than 22m from the rear of those houses in Derek Road. Given the distance involved, it is considered to be unreasonable to require the rooflights to be obscure glazed or non-opening as the residents in Derek Road are sufficiently distant to prevent any serious overlooking as a result of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No use of garage roof as balcony
4. Southern rooflights to be 1.7m above floor level
5. North facing dormer serving bathroom to be obscure glazed
6. Permission relates to approved plans