Development Management - Delegated Officer Report

Application Number: AWDM/0326/14 **Recommendation – Approve**

Site: **64 Mill Road, Lancing**
West Sussex, BN15 0QA

Proposal: **New entrance porch and garage to front (west). Conversion of existing garage to study/bedroom with new bay window to front (west). Extension of catslide roof on south side to provide a glazed extension at ground floor with decked terrace. Removal of existing dormers on south roofslope and replacement with single dormer and balcony. Replacement of conservatory on east side with store room. Addition of weatherboarding to first floor, replacement roof tiles and new render.**

Date of site visit: 26 March 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached dwelling at the top of Mill Road on the corner with Ring Road. The dwelling enjoys a reasonably large plot which slopes north to south with an overall drop in ground level of about 4.4m from north to south. The existing dwelling has a pebble dashed render finish to the walls with orange pantiles on the roof. There are two large pitched roof dormers on the southern roofslope.

The application is proposing a number of extensions and external alterations comprising:-

- Demolition of glazed porch on west side and construction of a single storey extension with a sloping zinc roof incorporating a new porch and w.c. A new double garage with pitched zinc roof is proposed to be attached to this extension on the west side. It will have a ridge height of 4.2m, level with the bottom of the first floor window in that part of the house. Overall the extension will project 8.5m from the west side of the house to within 1m of the boundary fence.

- The existing garage is to be converted into a study/bedroom with new bay window to replace the existing garage door.

- The existing roof on the south side of the house forms an overhang over the veranda and the roof is to be extended and the area below infilled to form an extension to the living room, with glazed bi-fold doors.

- A decked terrace is proposed to run along the full width of the house at ground floor, 2.4m deep and 1.7m above ground level at its highest point.

- The existing dormers on the south elevation are to be removed and replaced with a larger flat-roofed box dormer with zinc roof. The dormer roof will incorporate a brise soleil to provide solar shading. A balcony 1.5m deep with steel balustrading and glass infill panels will run across the full width of the dormer. An obscure glazed end panel 2.2m high is proposed for the east end of the balcony.

- The existing conservatory on the east side of the house is to be replaced with a solid garden/bike store pitched roof extension measuring 3.4m wide, 2.8m deep and 3.5m high.

- The existing external materials are to be replaced with white render at ground floor, cement weatherboarding at first floor and dark grey plain concrete tiles. The windows will be replaced with dark grey aluminium framed windows.

Relevant site history

None

Consultations

Lancing Parish Council: Committee objected unanimously to this proposal as it was considered to be over development. The balconies would also overlook a number of adjoining properties as it occupies a highly elevated position and that the proposals were not in keeping with the area. It was also unsatisfactory to rely on vegetation to screen the frontage of the property.

Representations

2 letters of objection received from the occupiers of 62 Ring Road and one unspecified address on the following grounds:

- Overlooking from balcony
- Dormer is inappropriate and excessive - the house is in an extremely prominent and elevated position
- Proposed materials are not sympathetic to the semi-rural character of the area, on the boundary with the National Park, nor would they complement the other houses in the area. More suited to a seafront location.
- Alterations will result in loss of features which make existing house so attractive
- House will “stick out like a sore thumb”
- Trees have been removed which exposes site more than was the case previously
- Garage and porch are too large and will set an unfortunate precedent, being so far in front of the natural building line and close to footway

- Perfectly adequate garage exists so to erect another is overdevelopment
- Existing hedge will be inadequate to screen the development fully and the roof will be particularly prominent
- The original garden has already had 3 houses built on it and this proposal represents further overdevelopment

Relevant Planning Policies

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'
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

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

Porch and garage extension

The proposed porch and garage will extend the house further west, closer to the road. The prominence of the extension will be exacerbated by virtue of the existing boundary hedge having been cut back, leaving gaps which allow views into the site. Views into the site will also be possible from the driveway access.

However, the extension will be single storey only and the use of a standing seam zinc roof helps to reduce the height of the building. While the roof finish is not common in the area, it is not considered to cause visual harm. The boundary hedge is approximately 3m in height and, once in full leaf, it will provide a reasonable screen. There are gaps within the hedging, including where there was previously a path and gate, which would benefit from supplemental planting and it is proposed to require such planting to be carried out by condition.

The building will be closer to the road than its neighbours and will breach a notional building line. However, the scale and height of the extension, plus the existing screen, will ensure that it does not unacceptably intrude into the street scene and it is considered that its impact will not be adverse.

Enlarged dormer

The existing dormers are large features with pitched roofs. Their replacement with a single flat-roofed box dormer is not considered to result in a materially more intrusive feature. The roof of the dormer will actually be lower down the roofslope than the existing. The use of zinc for the roof will be consistent with the proposed garage roof and is acceptable. The proposed glazed balcony balustrade is considered to be a light addition which will not detract from the appearance of the building.

Change in external materials

The proposed change in materials will result in a markedly different appearance for the building. However, the use of render, timber cladding, zinc, plain tiles and grey aluminium window frames is not considered to be harmful to the area. While brick and tile are the predominant features of the area, there are properties with white rendered or painted walls and examples of weatherboarding in the vicinity of the site. The use of different materials to add individuality is not considered objectionable in this case.

Other alterations/extensions

The visual impact of the other alterations and extensions is considered to be acceptable.

Residential amenity

The main impact on residential amenity arises from the enlarged dormer with balcony and the ground floor raised terrace.

The dormer itself will not result in any additional overlooking, being a replacement for the existing dormer in the same location. The proposed balcony will provide opportunities for overlooking, particularly to the east, but a 2.3m obscure glazed end panel is shown which will prevent views towards the dwellings to the east.

To the west, neighbouring dwellings are considered to be sufficiently distant to not be affected. To the south, the adjoining dwelling is screened by fencing and vegetation with only the roofslope and front garden visible above the boundary fence. The roof contains a single roof light positioned high up the roofslope and it is not considered that any harmful overlooking or loss of privacy will occur.

The ground floor terrace will project out over the sloping ground to the south of the house and will be 1.2m above ground level at its highest point. As with the first floor balcony, views to the south and west are not likely to result in a loss of privacy for neighbours due to existing boundary treatment. To the east, views are possible towards the side of a ground floor extension at the rear of 57 Ring Road. Views towards the windows in the side of the extension are already possible from the garden of 64 Mill Road (and vice versa) and it is not considered that a side screen to the decking is necessary.

None of the other proposed alterations will result in harm to neighbouring residential amenity.

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 the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Samples of materials
3. Screen to balcony
4. Landscaping – supplemental hedge planting
5. Approved plans

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

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.

Case Officer: Peter Barnett Date: 29 April 2014

Authorised by: Gary Peck Date: 29 April 2014