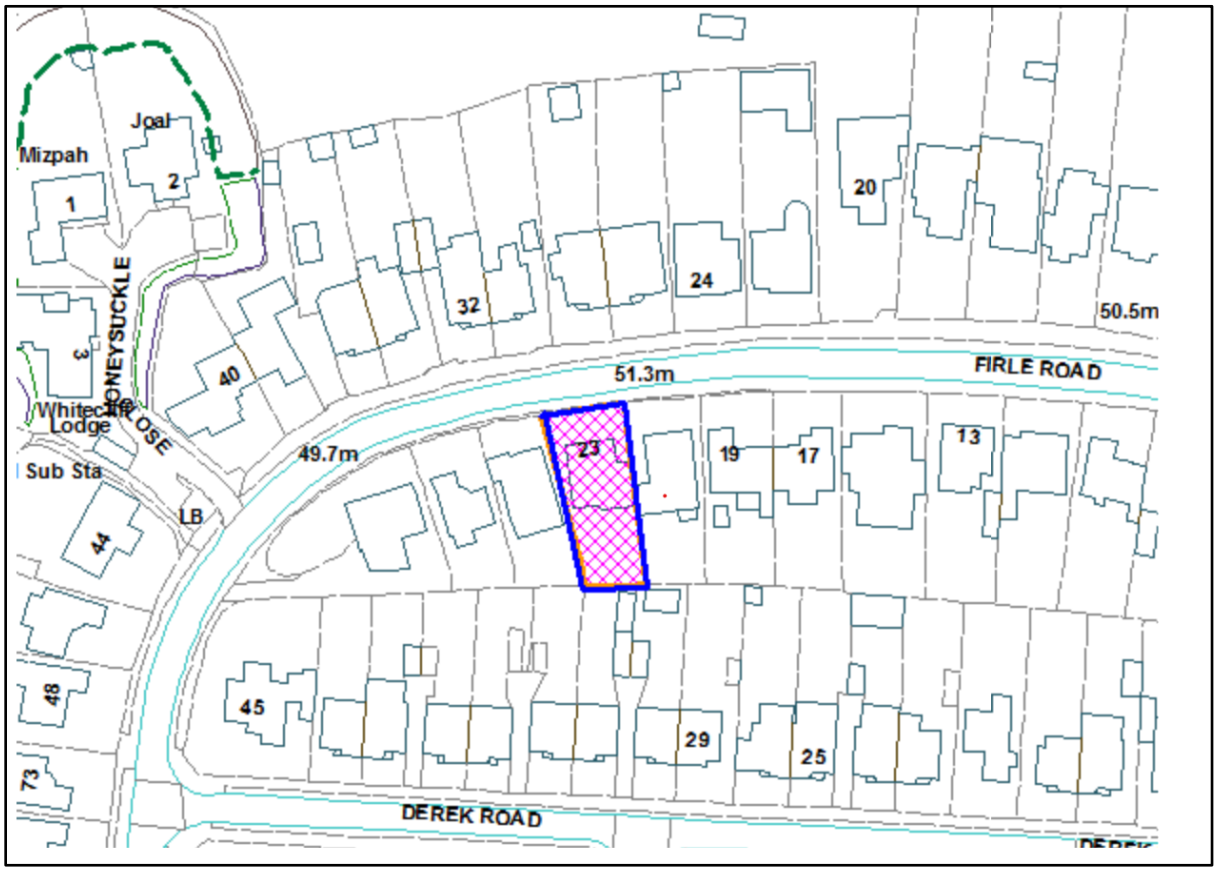
Application Number:	**AWDM/0210/23**	**Recommendation - REFUSE**
Site:	**23 Firle Road, Lancing, West Sussex**	
Proposal:	**Hip to gable roof extensions, front dormer, roof extension over part of existing rear hipped roof projection, ground floor side and rear extension balcony with steps on rear elevation.**	
Applicant:	Ms Jacqui Selby	Ward: Manor
Agent:	None	
Case Officer:	Hannah Barker	



Not to Scale

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Proposal, Site and Surroundings

The application site is a detached, hipped roof bungalow within a street of mainly bungalows of various design in north Lancing. Located on the south side of the road the ground level slopes down significantly from north to south. As existing there is a flat roof garage attached to the side of the bungalow, set back which wraps around to the rear creating a rear flat roof extension which is clad with wood. This is attached to a brick and tile hipped roof projection which extends to the same depth. Due to the change in ground levels there are steps leading from the flat roof extension to the garden. There is also a detached flat roof shed building adjacent to the eastern boundary in the rear garden.

Previously permission was sought under AWDM/1754/22 for hip to gable roof extensions to give a full gabled roof to the bungalow with a pitched roof front dormer and roof lights. A flat roof rear dormer which extends to form a roof extension was also proposed above the existing rear extension. The side and rear existing flat roof addition and garage were to be rebuilt with a slight set in from the side boundary and increased depth to the rear. Also proposed was a rear raised platform with glazed balustrade accessed from the rear extension with steps to the side leading down onto the garden level.

This application was withdrawn following Officer's advice that the application could not be supported. It was considered that the rear roof extension formed a first floor addition to the bungalow. It did not represent a dormer as it extended beyond the rear wall of the original bungalow. It was considered to be overly large, out of character and scale with the existing building and represented overdevelopment which would give rise to a harmful precedent in this case. The hip to gable extension, front dormer, single storey rear and side extensions and rear raised platform were considered to be acceptable in this case.

The current application is a resubmission of the previous application. The description and plans remain unchanged. The application has been called in by Cllr Carson Albury - the recommendation and advice remains the same as previously given.

Lancing Parish Council: It was resolved that there are no objections to this application.

Representations

None received

Relevant Planning Policies and Guidance
Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard'; No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (July 2021)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that 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 relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the existing building and surrounding locality in terms of visual amenity.

Visual amenity

The hip to gable roof extension and front dormer are additions that can be supported in this case. There is much variation within the street scene with bungalows of various design and extensions and alterations have occurred over time. The front dormer is small and does not over dominate the building or roof slope. Many front dormers are visible within the street scene.

The side and rear extensions in general replace an existing extension to provide a more in keeping development with materials to match existing. The slight enlargement to the rear does not result in an overly large footprint or scale of development. The rear balcony/platform with steps to the garden is a practical solution to the change in levels and has no adverse impact in this case.

The rear roof extension appears as a large flat roof dormer which straddles the ground floor rear extension. It would give rise to an overly large and bulky addition which would be unsightly with a mass of flat roof which is significantly disproportionate to the scale of the existing bungalow. While roof extensions are commonplace in the locality, and there are a number of quite large dormer windows to the rear of properties (the vast majority of which would have been constructed under permitted development rights) they are largely contained to the roof space whereas this dormer would project beyond an existing extension. While a reduced proposal could be considered acceptable, as proposed it is considered that the proposal represents overdevelopment and therefore cannot therefore be supported.

Residential amenity

The proposed works do not give rise to any significant loss of light, privacy or overbearing impact which would warrant a refusal in this case. The garage to the east screens much of the ground floor extension and the rear balcony and this neighbouring bungalow projects further to the rear. To the west there may be some overshadowing as a result of the rear first floor extension yet due to the line of the bungalows in relation to one another this is not considered to be such to warrant a refusal in this case. Conditions could be attached as necessary to obscure side gable windows.

Recommendation

REFUSE for the reason(s):-

1. The proposed first floor rear extension due to its height, bulk, scale and design will result in an incongruous and unsympathetic form of development which will be detrimental to the character and amenities of the local environment. It would set a precedent for further development which would cumulatively have a severely harmful impact thereby conflicting with policy 15 of the Adur Local Plan.

5 June 2023

Local Government Act 1972
Background Papers:

As referred to in individual application reports

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