Development Management - Delegated Officer Report

Application Number: AWDM/2027/20 Recommendation – APPROVE

Site: 95 North Farm Road, Lancing

Proposal: Front infill extension, hip to gable roof extension, front flat roof dormer and single storey rear extension.

Date of site visit: 11th January 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached, hipped roof bungalow within a street where there are a mixture of bungalows and dwelling houses of differing style and appearance. There is a driveway to the front with access to the side to the main entrance and the rear garden.

Consent was originally sought for a larger development at this property: a hip to gable roof extension with front dormers, a single storey rear extension with first floor addition adjoining the roof. Amendments have been received following officer's advice that the proposals could not be supported due to the scale of development being detrimental to the character and appearance of the bungalow and surrounding street scene and residential amenity.

The revised scheme shows the hip to gable extension remaining with a front flat roof dormer, a rear flat roof dormer and the single storey extension reduced to 4.3 metres in depth. In addition an infill extension to the front is proposed to square off the front of the bungalow adjacent to the existing front bay.

Lancing Parish Council: - No objection

Representations

5 letters of objection received from 3 adjacent properties. Objections relate to both the original and revised drawings and objections relate to the following reasons: -

- Increased parking problems and highway and pedestrian safety.
- Property being used as a business during the summer causing annoyance.
- Large development, loss of privacy.
- Noise
- Spoiling quality of life and use of garden.
- Loss of light and loss of privacy and view.
- Changes the character of the road.
- Mess, noise and disturbance.
- Need assurance the structural surveys are carried out.

- Flooding and drainage problems.
- Overlooking and over shadowing.
- Access required to neighbouring properties at all times.
- Inappropriate design.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading 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

As amended the proposed works are considered to be in keeping with the character of the locality. The front and rear dormers as reduced with hip to gable extension represent other similar development within the street scene. Roof extensions of this nature are common within this locality and dormers are visible nearby. The front infill is also considered to not be harmful to the appearance of the bungalow and street scene. Again the character is varied here and properties of various style and type are within the street. This change to the frontage will not match the attached neighbour, however this is considered acceptable in the light of the existing differing building designs and additions added. The extensions as amended are in scale with the existing building and are considered subservient. Materials will be used to match existing.

Residential amenity

Concerns have been expressed by local residents in relation to both the original and amended scheme. It is considered that as amended the proposed extensions will not give rise to any significant adverse impact that would warrant a refusal in this case. The front and rear dormers and hip to gable extension will result in a larger scale roof form and bulky development yet this will not result in any overlooking, loss of privacy or overbearing impact in this case. There is not direct overlooking to the rear and the main bulk of development is in line with adjacent bungalows. Rear dormers and hip to gable extensions are also work which could be carried out under permitted development so in this case cannot be resisted.

The single storey extension has been reduced to 4.3 metres in depth. The attached bungalow has a rear extension as existing and therefore the majority of the

extension will be built against the brick side elevation of this. There will be a small projection beyond this. In terms of loss of light or overbearing impact, there will be no significant impact here. To the other side the neighbouring property not attached has a lean to conservatory. The proposed extension will be adjacent to this however there is spacing between the properties. It is considered that the reduced depth at 4.3 metres is reasonable here and a refusal in terms of loss of light, overbearing impact is not warranted.

The front infill is a modest addition which will not affect neighbouring residential amenity. It is screened from the attached bungalow by the existing bay and there is spacing to the other side.

The west elevation of the bungalow where the main entrance is will be altered due to changes to the internal layout. The existing lounge window to the front will be changed to a bedroom and the bathroom to a bedroom window. There are windows directly adjacent facing this elevation at the neighbouring bungalow. Therefore direct overlooking will occur. The applicant's agent has agreed that the bedroom window can be obscurely glazed and non opening up to 1.7 metres above finished floor level to avoid any overlooking here. In addition the first floor side gable window will also be obscurely glazed and high level opening only.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east of west elevation of the extension.
5. The bedroom window (labelled as bedroom5) on the west elevation shall be obscurely glazed and non openable unless above 1.7 metres finished floor level.
6. The first floor window on the west elevation shall be obscurely glazed at all times and top opening only.

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

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 2nd February 2021

Authorised by: Peter Barnett Date: 2 February 2021