expires 22/4

Development Control – Delegated Officer Report

Application Number: ADC/0057/10 **Recommendation – Permit Application**

Site: **3 Derek Road Lancing West Sussex BN15 0NU**

Proposal: **Single-storey rear/side extension and front dormer**

The Application

The application property is a semi detached bungalow on the north side of Derek Road. It has previously been extended with a hip to gable roof extension, front rooflights and large rear dormer. The current application seeks to construct a large flat roofed dormer on the front rooflsope and to construct a single storey flat roofed extension at the rear of the dwelling, wrapping around the north west corner and extending partly along the west side. The design of the extension has subsequently been amended to include a dummy pitched roof.

The front dormer will measure 6.3m wide, 1.7m high and 2m deep and will provide an enlarged bathroom, bedroom and landing. The ground floor rear extension will be L-shaped and project 5.9m at its deepest point adjacent to the western boundary and 2.65m where it runs across the rear of the bungalow. At the side, the extension will be 1.9m wide and project forward by 2.4m.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

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. The proportion of the garden area taken up by a proposal should not be excessive.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The front dormer is large but does retain spacing around it, ensuring that a good proportion of the original roofslope will be visible. There are numerous examples of similar dormer extensions on the front of dwellings in Derek Road and the proposal will not appear out of keeping or harmful in the street scene.

The side and rear extension was originally to be flat roofed with the side extension visible from the street. While it will be set back from the front of the bungalow by 5.7m, it was considered that its appearance would be improved

by the addition of a dummy pitched roof and amended plans have been received accordingly.

Residential amenity

The front dormer will not result in any adverse impact on residential amenity, facing out over the road towards the front of dwellings to the south.

The side and rear extension is quite deep, at 5.7m, and, being located virtually on the boundary with No. 5 Derek Road, would normally be considered excessive. However, there was previously a garage in the position of the proposed extension and No.5 also has a garage on their side of the boundary. The depth of the extension will not therefore result in any increased loss of light or outlook for the occupiers of No.5.

The rear garden of No.3 rises to the north and some excavation of the garden, and the construction of a new retaining wall, will be necessary. The rear extension will be constructed up to the boundary with No.1 but will be less than 3m deep and is not considered to be harmful.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plan, date stamped received 9 April 2010: Drawing Title: Existing and Proposed Plans (including Location Plan, Site Plan, Proposed Plans & Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer [redacted] Date 19/4/10