Development Management - Delegated Officer Report

Application Number: AWDM/0342/16 Recommendation – Approve

Site: 12 Elms Drive, Lancing

Proposal: Rooms in roof with extension to side gable, front and rear dormers and single storey rear extension to east elevation.

Date of site visit: 11.04.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip-roofed bungalow on the eastern side of Elms Drive. A street of bungalows with similar original design where many of which have been extended and altered with single storey extensions and front and rear flat roof dormers are visible within the street scene.

Originally permission was sought for a hip to gable extension with front and rear flat roof dormer. Also proposed was a single storey flat roof extension 4.5 metres in depth, the full width of the bungalow to provide a large open plan living, dining kitchen space.

Following the site visit officers considered that the front dormer could be supported in this case but only if the was designed to match that which exists at the attached bungalow no. 10. Similarly the full hip could not be supported but a part hip could be which would match that at no. 10. The rear flat roof dormer could be supported and the flat roof extension had no adverse impact, as discussed below.

Consultations: - none

Lancing Parish Council: - no objections

Representations: - none received

Relevant Planning Policies

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)

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 an existing front dormer adjacent at no. 10 and there are other examples of dormers visible within the street scene. It is however considered that the front dormer should match that adjacent at no. 10 and that symmetry should be reinstated between the pair of semi-detached bungalows. The amended plans show the size and detailing of the dormer to match no. 10 this is therefore acceptable.

As stated above a full hip could not be supported in this case, again to reinstate symmetry a part hip is supported as shown on the amended plans. It is on this basis that the front dormer can be supported and this should not set a precedent for other front dormers within the street which would unbalance the symmetry between buildings.

Due to the changes to the gable the flat roof rear dormer is reduced in width from that which was on the original submission. The rear window serving the bathroom has also been omitted. It is considered that rear flat roof dormers are commonplace within this locality, including the attached dwelling no. 10. Being at the rear the large scale is considered to be acceptable and in many cases could benefit from permitted development.

The single storey extension will abut the extension adjacent at no. 10. Single storey flat roof extensions are common within this location and the depth is considered acceptable in the light of the scale of the existing bungalow and surrounding established character.

Residential amenity

The single storey extension being 4.5 metres in depth will abut the adjacent single storey extension at no. 10. Therefore there will be no loss of light or overbearing impact to the occupiers of this adjacent dwelling. To the north is a detached bungalow which is narrow and deep in relation to the application property. There are secondary windows on side elevation which are already impacted by the bungalow itself. There will be no greater impact in this case. The proposed extension will bring no. 12 to a similar depth to no. 14. Therefore it is not considered that there will be any loss of light or overbearing impact in this case. There is a side window proposed on the extension which will face toward the side boundary fence, it is not considered that there will be any loss of privacy in this case due to the existing close boarded boundary fence

The front dormer will face the public street and bungalows opposite and will not cause a loss of amenity. To the rear there is a long rear garden and the rear boundary abuts a highway and side elevation of dwelling at a distance in excess of

25 metres. Therefore the proposed rear dormer would not result in any overlooking which would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Permission relates to approved plans
4. Obscure-glaze gable window

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

1.Proactive - amendments
2. The applicant is advised that the side gable extension and front dormer shall be constructed to match that of no. 10 Elms Drive the attached bungalow, to reinstate symmetry between the bungalows.

Case Officer: Hannah Barker Date: 9th May 2016

Authorised by: Jo Morin Date: 10.05.2016