Expiry 3/6/08

Development Control – Delegated Officer Report

Application Number: ADC/0186/08 **Recommendation – Permit Application**

Site: **51 Freshbrook Road Lancing West Sussex BN15 8DF**

Proposal: **Demolition of garage and flat-roofed extension and erection of extensions with raised roof and dormers to create chalet bungalow**

The Application

The site is located within the built up area of Lancing. The site address is Freshbrook Road however the property is set back from the highway located behind No. 52 and 53 Freshbrook Road. There is a vehicular access from Freshbrook Road to the property. The application site is currently a four bedroom bungalow which has been extended in the past at single storey level to form a single storey flat roof extension to the north (L196/69) A flat roof extension to link the existing pitched roof single garage to the main house has also been added and a detached garage/store (L/10/81)

The property is enclosed by a close boarded fence approximately 2 metres in height which has recently been erected. This fence currently does not have planning permission and an application has been invited by the District Council. The fence does not form part of this planning application.

To the north of the site is The Paddocks a cul-de-sac which is accessed from Freshbrook Road. This cul-de-sac is made up of mainly semi detached and terraced two storey properties parking is provided in two separate garage compounds to the north and east of No. 51 accessed via The Paddocks.

To the south of the site are the pair of semi detached properties mentioned above Nos. 52 and 53 Freshbrook Road, access to these properties is via Freshbrook Road. To the west of the site is a row of properties in the Paddocks. No.49 detached, Nos. 48 and 47 semi detached and Nos. 46-43 a row of terraced properties.

Permission was previously refused in April 2007 (ADC/0133/07) to extend and remodel the existing bungalow to provide a two storey chalet bungalow with two bedrooms at ground floor level and three bedrooms and a bathroom at first floor level. The application involved the demolition of the existing garage and flat roof extension to the south of the building. The overall height of the building was proposed to be increased by 2 metres with a hipped gable and dormer windows proposed on the west, east and north elevations. To the front and rear (west and east) elevation a gable was proposed. At the front to form a vaulted lounge with glazing at ground floor level and a glazed balcony at first floor level.

This application was refused due to its large size and unsympathetic design being out of keeping with the existing building and also the unneighbourly design which would result in overlooking and loss of privacy for neighbouring properties.

The current application seeks to address the previous reasons for refusal, the over all height, bulk and scale of the building has been reduced from that previously refused. The over all height increase of the building is proposed at 0.6 metres as opposed to 2 metres previous submitted. Hipped gables are proposed as previously submitted however the number of dormers have been reduced and the layout changed to allow for the dormer on the south elevation to be fitted with obscured glazing. The west elevation has been changed from the previously submitted glazed balcony and vaulted lounge. Other than roof lights there are only windows proposed at ground floor level which face west.

Representations and Consultations

Third Parties: - 1 letter of objection has been received objecting on the grounds of, the previous refusal, noise, disturbance, very limited access, overlooking, loss of privacy and light.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
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'
PPS 1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1.) Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected are Nos. 48 and 49 The Paddocks to the west, Nos. 41 and 42 The Paddocks to the north and Nos. 53 and 55 Fishbrook Road to the south. The front elevation of the dwelling will face to the west as existing there will be no increased over looking as windows will remain at ground floor only other than three high level roof lights. It is accepted that this relationship between the application site and these properties is as existing. The increased roof height and bulk will create a

larger building however it is not considered that this increase will significant reduce the outlook and light to the properties to the west and is therefore such to warrant a refusal in this case.

Nos. 41 and 42 The Paddocks to the north are at a distance of 21 metres from the site. There are two roof lights and a replacement ground floor window proposed, it is therefore considered that there will be no significant over looking in this case.

The rear of the property faces onto a garage compound and there are properties beyond at a distance of 33 metres therefore there is no issue of over looking and loss of privacy in this case. Also it is not considered that there will be any adverse impact on the pair of semi detached bungalows to the south. These properties are at a distance of 18 metres from the application site and there are no principal windows at first floor level which will cause any overlooking.

Character of the Locality and Visual Amenity

It is considered that the revised proposal to alter the existing single storey bungalow to a chalet style bungalow with dormer windows with the removal of the front glazed balcony and increase in height of 0.6 metres will be acceptable in this case and will be in keeping with the character and appearance with the existing built environment. The existing single storey bungalow is within a cul-de-sac of two storey dwellings however as existing the bungalow is small in size and scale. The two storey dwellings surrounding the site are of a simple, non imposing design as is the existing bungalow. It is acknowledged that the proposal will result in a more dominant larger bungalow than existing however the increase is less than proposed in the application previously submitted and refused. Therefore on balance the proposal is not considered to result in a development which will over dominate the street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18C3 (amended) The glazing in the dormer on the south elevation of the dwelling shall at all times.....

Case Officer.....Parker.....Date.....19/5/08

Planning Services Manager.....[signature].....Date..30/6/08..

PB 20/5/08

Chair of Planning Committee.....A. J. Mills.....Date.2/6/08..