Expiry Date – 28/1, ppa 16/3

Development Control – Delegated Officer Report

Application Number: AWDM/1992/20 Recommendation – Grant

Site: 64 Ring Road, Lancing

Proposal: **Retention of rear dormer with Cedar cladding and 2no. Juliet balconies; 2no. cooling air source heat pumps at first floor level West elevation (retrospective)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11.2

Site and Surroundings

This application relates to a bungalow on the north side of Ring Road backing onto the South Downs. The bungalow sits back approximately 15 metres from the road and at a higher level as land slopes up to the Downs. The property is largely hidden from view by high hedging on the front boundary.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to retain the rear dormer and 2 inverter driven air source heat pumps on the west elevation above head height.

Relevant Planning History

L/187/03 - Room In Roof (Including Front Dormer With Balcony). Refused 19.12.03

Consultations

South Downs National Park: No comment.

Lancing Parish Council: No objection.

Private Sector Housing:
The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms.

In this case, the 'office' is only accessed through a bedroom and these first floor rooms are only accessed through a staircase that opens into a living room. Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Health*:* No noise nuisance will occur.

Representations

Two objections from Nos. 62 and 66 summarized as follows:

1. Juliets result in loss of privacy to garden/patio
2. Overly large dormer for size of house.
3. Timber cladding of dormer not in keeping
4. Air con units industrial in appearance and inappropriate in a residential area.
5. Air con units spoil sitting out area view, view from bedroom and whirring sound disturbs when sitting out on the east side of house.

Subsequent email from 66 Mill Road received in response to revised housing drawing received 9.3.21as follows:

'As far as I can see all plans look as discussed. Thinking about it a matt off-black might be better but am sure the applicant will discuss that when work begins.

I mentioned to my neighbour that as you face the units the left sides have, what look like, vents. She was going to check with the manufacturer that covering these vents is ok. It would be a shame to scupper these plans at the last minute if it's not possible.

So if approved we are happy with this compromise.

Just for the record we have accepted that we will have to tolerate the low whirring noise from the units when we are in our east facing part of the garden.'

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15, 18, 19 and 34 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity/Character

The rear dormer only needs planning permission because it is clad in timber and not materials that match the original house. It has a volume of approximately 37 cubic metres. Its size and design otherwise are within permitted development limits. As it is on the rear elevation it is not considered that the alternative material used is causing significant harm. The South Downs National Park Authority does not object.

The agent has confirmed in writing that the east side gable window predates the recent rear dormer addition and was installed by the previous owners in approximately 2010.

Overlooking of neighbour's gardens from the Juliet balconies will occur but not to any greater extent than from regular windows. Juliet balconies can be constructed as part of a permitted development scheme.

The Private Sector Housing Officer's comments are noted and an informative is attached. They advise that this 'inner room' issue is likely only to be a problem if the property is rented out in the future. They will keep the details on file in this case.

The air source heat pumps on the west elevation need planning permission because they are within 1 metre of a shared boundary and because there is more than one of them.

Clarifying the Health officer's comments it is advised that noise from the heat pumps will not be intrusive inside the property. The neighbour has accepted the low whirring noise audible when sitting out on the east side of his home. It is noted that this is a small patio area and that there is another larger area in the 'front' south facing garden with table and chairs as well as one in the rear garden adjoining the Downs boundary. Significant loss of amenity will not occur.

The units abut the western boundary where No. 66 has a flat roofed garage. No. 66 has windows in the line of sight of these units. In order to minimise their intrusiveness and in an attempt to make them less industrial in appearance the applicant has provided details of an open fronted timber housing arrangement. This and the units themselves are to be painted matt black.

The housing and painting of the units will help disguise them and give them more of a domestic appearance. This is an acceptable compromise to the neighbour.

Sustainable Energy:

In support of their application the installer has provided the following supporting statement:

> *'the council should be supporting you for installing the air source heat pump as this is renewable technology and also one of the most efficient on the market today. Another point on the side, if you were to change energy supplier to a completely green energy supplier (octopus energy) then along with your LED lighting upgrade your property could be net 0 emissions.'*

Policies 18 and 19 encourage the use of sustainable energy alternatives.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *Housed and painted within 28 days and retained.*

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Private Sector Housing

Is recommendation contrary to any representations? Yes.

Case Officer signed: MOK Date: 11.3.2021

Authorised and signed by: Peter Barnett Date: 11 March 2021