Development Management - Delegated Officer Report

Application Number: AWDM/1216/17 Recommendation – Approve

Site: **8 Fairview Road, Lancing**

Proposal: **Demolition of bungalow and erection of replacement two-storey flat roofed dwelling with balconies to first floor at the front; brickwork retaining walls to front garden and terracing to rear garden including provision of raised bridge access to garden from first floor level. Demolition of existing garage and construction of new two storey building comprising garage with studio above; alterations to ground level of existing driveway**

Date of site visit: 7 April 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a hip-roofed detached bungalow with front and rear dormers on the north side of Fairview Road. The property sits on higher ground than the street and has a tiered front and rear garden which rises steeply to the north. The rear garden has already been the subject of extensive terracing works, including re-levelling, steps and new retaining walls. The existing garage has been demolished. These works are included in the application.

Planning permission was granted earlier in 2017 for the remodelling and extension of the bungalow to form a two storey flat-roofed dwelling in a contemporary style (AWDM/0410/17). Balconies were to be provided at the front plus a new raised terrace. The existing driveway ground level was to be reduced by 1.5m to enable a new two storey building, comprising garage at ground floor with studio above, to be constructed. The lowered ground level would ensure that the top of that building would be level with the top of the ground floor of the remodelled house.

At the rear of the house, a 4m deep two storey extension was proposed. This linked to the rear garden via a new external access bridge. The bedroom accommodation was to be provided at ground floor with the main living accommodation at first floor. It was to be finished using render with elements of brickwork at ground floor and zinc cladding at first floor. The garage roof was to be sedum with a ply membrane finish plus PV panels and rooflights on the roof of the main house. Windows would be dark grey aluminium.

This application seeks to demolish the existing bungalow and to construct a new dwelling to the exact specifications as the approved extension.

To the east of the site there is a taller hip roofed bungalow with rooms in the roof while to the west there is a bungalow, also with rooms in the roof. The

street contains a number of bungalows, some with large front garages which give the impression of a two storey form. There are larger two storey dwellings further west. Permission was granted by the Planning Committee for a first floor extension to a bungalow at 20 Fairview Road in 2015 (AWDM/1065/15).

Relevant site history

L/156/02 - Hip-Roofed Extension on East Side (Porch/Store to be removed)

AWDM/0410/17 - Remodelling and extension of bungalow to form two storey flat roofed dwelling, comprising replacement of pitched roof with first floor extension; balconies to first floor at the front; two storey rear extension; brickwork retaining walls to front garden and terracing to rear garden including provision of raised bridge access to garden from new first floor level. Demolition of existing garage and construction of new two storey building comprising garage with studio above; alterations to ground level of existing driveway - approved

Consultations

West Sussex County Council: The **Highway** Officer has no highway concerns subject to access and parking conditions

Adur & Worthing Councils: The **Tree & Landscape** Officer had no objection to the previous application. The proposed new works are not close to protected trees and most of the terracing has already been carried out, so I do not consider there is any impact to TPO trees within the property or in neighbours' gardens.

The **Engineer** has requested a surface water drainage condition

Lancing Parish Council: No objection

Southern Water: Requests informatives

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around Dwellings and Flats'
Submission Adur Local Plan (2016) Policy 15, 21
National Planning Policy Framework (March 2012)

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

The proposed works will result in a significantly different appearance to the original building but it will be no different to that previously approved. The previous report for the extension and remodelling stated that "the proposed dwelling would not be in keeping with the bungalow/chalet bungalow form of many buildings in the immediate vicinity of the site. However, its scale is not considered to be out of character, being only marginally higher than existing but not higher than its neighbours on either side. Despite the increased bulk at first floor, good separation will remain to the east to avoid a cramped appearance. Indeed, the spacing between these dwellings remains greater than is the case further west where the buildings are more close-knit.

There is a variety in architectural styles in the street and it should be noted that there are two storey dwellings further west. While this proposal will result in a contemporary appearance with non traditional roof form and external materials, it is not considered that it will cause visual harm to the character of the area. Its lower height than its neighbours and its recessed position in relation to the street will ensure that it will not be overly dominant or prominent in the street scene. In design terms, the NPPF advises that "*Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness*." In this case, it is not considered that there is a particular sense of local distinctiveness given the variety of form in the street. An innovative, modern architectural style such as that proposed is therefore considered to be acceptable in the street."

There is no reason to reach a different conclusion this time.

Residential amenity

As before, the proposal will increase the bulk and height of the building on the boundary with 10 Fairview Road to the west. It will be only marginally taller and closer to the boundary and a distance of 2-2.5m will be retained to the boundary. No.10 has a number of side windows which serve a 2 bedrooms, one of which was being used for storage at the time of the site visit, and a bathroom. The increased bulk, including the increased rear projection, will have some impact on light and outlook from these rooms but it is not considered that it would be to an extent that would cause serious harm. The main living rooms and rear patio of No.10 will continue to receive light and enjoy an outlook and the level of harm arising is not considered to be sufficient to warrant refusal of the application.

The occupiers of No.10 previously expressed concern at overlooking and increased noise and light disturbance from the proposed side windows which serve a kitchen/dining area and utility room. As with the approved scheme, the new dwelling will have extensive amounts of glazing to the front and rear but the size of the side windows at first floor were previously reduced in size to a high level obscure glazed and fixed shut window to serve the kitchen and a narrower obscure glazed window which is also fixed shut to serve the utility. It was not considered that the proposed windows would cause unacceptable levels of light sufficient to cause disturbance.

The existing hedge on the boundary is to be retained (to be required by condition) which will help to screen ground floor windows from the neighbour. A new fence is not considered to be necessary.

To the east, No.6 is positioned further from the boundary than No.10 and is less affected by the proposed development. The previous single storey pitched roof garage was located close to the boundary and has been demolished to be replaced with the two storey garage and studio. However, due to the proposed change in ground level the top of the studio will be similar to the height of the previous garage. It will have a deeper footprint and more bulk than the original garage but it will be 4.5m from the side of No.6 and should not cause any serious loss of light or outlook. No.6 has two side windows which are both secondary openings, the forwardmost of which will be in front of the line of the garage/studio. It has a conservatory at the rear but the separation distance between the buildings is considered to be adequate to avoid any serious loss of light. The remodelled house will be a further 6m from the boundary and will not cause a loss of amenity. The proposed first floor side windows are to be obscured and non-opening.

The building is considered to be a sufficient distance from the proposed annex building at the rear of No.6 (AWDM/1180/17) to not cause any loss of amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to be agreed
4. Trees and hedge on western boundary to be retained and protected
5. Construction Management Plan
6. Hours of working 8am-6pm Mon-Fri, 8.30am -1pm on Sat
7. Obscure glaze and fix shut first floor side windows
8. Obscure glaze and fix shut below 1.7m the master en-suite window on the ground floor west side
9. Surface water drainage
10. No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

11. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Southern Water

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Case Officer: Peter Barnett Date: 2 November 2017

Authorised by: Gary Peck Date: 2 November 2017