Development Management - Delegated Officer Report

Application Number: AWDM/0765/18 Recommendation – REFUSE

Site: 45 Herbert Road, Sompting, Lancing

Proposal: Proposed rear extension with lower ground floor accommodation. Alterations to existing rear dormer window and new front roof light.

Date of site visit: 17.06.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is the west side of Herbert Road, in north Sompting. A semi detached bungalow which has been extended with a loft conversion with front and rear dormers and a rear flat roof extension. The bungalows within the street and the surrounding area have been altered and extended with similar additions. The ground levels increase from north to south with levels also dropping directly to the rear of the bungalow.

Consent is sought to extend the rear of the bungalow to include lower ground floor accommodation. The extension is shown as the full width of the property incorporating the existing rear extension it is proposed to be in line with the existing rear addition. The extension is proposed of flat roof design with rooflights. Render and cladding is shown to be used for the finish. A lounge with open plan kitchen dining is proposed to the rear at ground floor with a lower ground floor lounge with bi folding doors onto the garden.

Also proposed are changes to the roof with the glazing in the rear dormer being extended and an addition roof light in the front roof slope.

Consultations

National Park Authority: - No comments

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

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 main works will not be clearly visible within the street scene. The large bulky development will be to the rear, being deep and the full width of the bungalow this will be a feature which is out of keeping in scale with the existing bungalow. The change in levels both south to north and to the rear further contribute to the scale of development. The elevated mass of development over two floors gives rise to a large scale development which is not subservient to the host dwelling, a modest semi detached chalet bungalow. The extension is detrimental to the character and appearance of the existing building and does not relate sympathetically.

It is noted that within this locality many bungalows have been extended with large additions which are not in all cases sympathetic with regards to scale and design. However there are no similar examples to the scale proposed to set a precedent here. It should also be noted that many larger scale developments have existed for some time and were either granted consent decades ago within a different planning context or there are no planning records for such development. This proposal represents a much larger scale development than currently exists at this site, there are no other, adjacent developments which would justify consent here.

The increase in glazing to the rear dormer although unbalanced is not likely to be of concern here, similarly the front roof light is not a detrimental feature. It should be noted however that there is as existing an external door leading from the rear dormer onto the roof of the existing extension. This door is shown to remain, this would be of concern with access onto the roof of the new extension both in the light of safety and also amenity as this would be detrimental. The agent has indicated that this could be changed to a Juliette balcony if necessary.

Residential amenity

Also of concern here is the impact of the proposed large addition in terms of overlooking, loss of light and overbearing impact. The impact here is to the property to the south due to the significant drop in ground levels. The extension will be much closer to the southern boundary then existing and the bulk, scale and proximity to the boundary will give rise to an overbearing and unneighbourly form of development. In addition to this there is glazing to the southern side of the building which will result in overlooking and loss of privacy to both the adjacent bungalow and rear amenity space. The development will be dominant and imposing in relation to the neighbouring property.

Due to the existing rear extension and the increased ground levels the impact to the property to the north will be much less than that to the south. The only change will be the roof lights which in this case will have no adverse impact.

Recommendation

REFUSE

The proposal represents a large, bulky and dominant feature which does not relate sympathetically in design, form and scale with the existing building. It is detrimental to the character and appearance of the building and the residential amenities of the occupiers of the adjacent property, therefore conflicting with the policy 15 of the Adur Local Plan and the relevant paragraphs of the NPPF relating to good design.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Case Officer: Hannah Barker Date: 6th August 2019

Authorised by: Peter Barnett Date: 13 August 2019