Expiry 14/06/07

Development Control – Delegated Officer Report

Application Number: ADC/0198/07 Recommendation - Permit

Site: **195 Brighton Road Lancing West Sussex BN15 8JB**

Proposal: **Demolition of front and rear extensions and provision of new enlarged roof with side gables and front and rear dormers (incl. rear balcony) and replacement of garage by parking area at front (with retaining walls and new steps)**

The Application

The application site is located on the northern side of Brighton Road (A259) and is rising ground set on two general levels. The upper level currently comprises a detached two level chalet style dwelling with front and rear gable ends and the rear garden. The dwelling overall has a run down appearance. There is a small balcony on the rear elevation at first floor level and lean to conservatory and porch extensions have been made to both the front and rear elevations at ground floor level. On the lower level of the site, there is an existing vehicle access from Brighton Road directly into a flat roof single garage right on the road frontage boundary.

Applications were made for the site in 2005-06 to demolish the existing dwelling and garage, excavate the site and construct 5 flats within a two storey building with rooms in the roof and off street parking (L/206/05 and re-submission ADC/0245/06). Both applications were refused on grounds including the unsympathetic design of the building, the unacceptable effects on amenity of ground floor occupiers and the lack of car parking and manoeuvring space being detrimental to highway safety.

The applicant now proposes to retain the single existing dwelling but to undertake alterations and extensions. The unattractive front and rear extensions will be removed. The roof line will be altered so that the front and rear gables will be replaced with side gables and flat roofed dormer windows will be constructed in the front and rear planes of the roof. Both of these dormers will include attached balconies.

The applicant also proposes to remove the existing garage and to level the lower level of the site to provide parking and manoeuvring space for one vehicle. The existing vehicle crossing onto the site will be utilised. The area will be stabilised by retaining walls to the north, east and west. Steps up to the level of the dwelling are proposed along the western boundary.

The street scene comprises residential use, mostly detached dwellings and some flats, on either side of the busy main road. The character and scale of the buildings is very mixed, with no predominant design style.

Consultations and Representations

Consultees
County Transport Planning Services have no objection to the application, on the basis that the property is to remain purely as a residential unit. They note that the alterations to the access and parking are welcomed and offer a significant improvement the existing situation. A slight amendment to the positioning of the steps is suggested, to maximise the hard stand area available for manoeuvring of vehicles.

Third Parties
A letter has been received from the resident of 56 Brighton Road requesting an explanation as to how they intend to construct 5 flats on the site and also do the proposed work as it will be a little cramped on site.
NB: A letter has been sent to this resident explaining the previous refusals of the applications for five flats and confirming that this application is for alterations to the existing dwelling only.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AT12
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1, DEV4, DEV5

Planning Assessment

The Appearance
The proposal will significantly alter the appearance of the dwelling. The roof will effectively be re-orientated from its current north-south ridgeline with front and rear gables to an east-west ridgeline with side gables. This will result in a much greater amount of the mass of the roof being visible. However, as the ridgeline will not be of a greater height than the existing and as the expanse of roof will be broken up by the proposed dormer windows and roof lights, it is not considered that the altered roof will appear to over dominate the dwelling or appear out of keeping with the original building.

The two dormer windows proposed are considered to accord with the DC standards as they are positioned well below the ridgeline, set in from the walls of the building and with plenty of space between the dormers and the edge of the roof.

In terms of impact on the street scene, it is not considered that either the roof or front dormers will have an adverse impact. As noted above, the street has a very mixed character, containing one and two storey dwellings and flats, hipped and gabled roofs and bay and front dormer windows. The appearance on the Brighton Road frontage will be similar to that of No. 187 (four dwellings

along to the west) which has side facing gables and has recently gained permission to install two dormer windows in the front elevation (ADC/0385/06).

The removal of the existing garage will have a positive effect as it is an unattractive flat roof building in a run-down state, located in a reasonably prominent street front position. Details of the appearance of the proposed retaining walls surrounding the parking area have not been submitted but the applicant has suggested that a condition is imposed on the approval requiring these details to be submitted and approved prior to the work commencing.

Effects on Neighbours

The two immediately neighbouring dwellings (Nos. 193 and 197) are chalet style similar to the application dwelling. No. 193 is located level on the site immediately to the west and No. 197 is set back much further on the site to the east. To the rear is another chalet style dwelling (No. 197A) which is separated by approximately 30 metres and screened to a reasonable degree by trees and bushes on the boundary.

In terms of overlooking issues, the side elevations are proposed to contain minimal windows. The only window at first floor level is a narrow window on the west facing side proposed to serve the staircase. At ground floor level, one non-principal window is proposed on each side but these will replace several existing windows on each side and are therefore not considered to result in additional overlooking.

The rear dormer window will look directly out over the applicant's rear garden. As the closest dwelling is over 30 metres away, this accords to the minimum separation standard and is considered acceptable.

Balconies are proposed on both the front and rear elevations. While it is acknowledged that the balcony at the rear will overlook parts of the rear garden of No. 193 and the side of the dwelling at No. 197, it is only replacing an existing balcony in the same location and the effects will be no greater than those already existing. The front balcony overlooks the front gardens and the road and towards dwellings on the other side of the road but, at this distance is not considered to result in significant overlooking.

It is not considered that the alterations will result in other significant adverse effects on the amenity of the neighbouring dwellings due to their orientation on site and good separation from each other.

Access & Parking

The applicant proposes to remove the existing garage and to level the area to create a flat hard stand area suitable for parking one vehicle (retaining the existing on site parking provision). The plan submitted illustrates that an average car will be able to manoeuvre on site. The existing vehicle crossing from Brighton Road will be utilised.

The Highways Department have no objection to this proposal and notes that the proposal offers a significant improvement to the existing situation. In terms of maximising manoeuvre space, it has been suggested that the steps are relocated so that they run parallel to the dwelling rather than perpendicular. This is considered to be a practical option and it is recommended that a condition is placed on the approval to require this.

Recommendation

APPROVE for reason that :- 1PPii

Conditions

1. C1Ci
2. C12Ei
3. C18Ei ... east and west side walls ...
4. C7Ci (amended)
   No development shall take place until details of the retaining walls have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls have been erected.
   Reason: ... Policy AH7 ...
5. C8Bi
6. C9Ai
7. C9Ci
8. The proposed steps from the parking area up to the dwelling shall be located so that they run immediately parallel to the retaining wall on the northern boundary of the parking area. No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority.
   Reason: To maximise the available area for manoeuvring vehicles clear of the highway and to comply with Policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.

Case Officer: ..... CJS 18/5/07

Date: 18/06/07