expires 1/7

Application Number: ADC/0204/08 Recommendation – APPROVE

Site: 6 Rossiter Road, Lancing

Proposal: Rear conservatory, single storey front extension and loft conversion (with side dormer)

The Application

6 Rossiter Road forms one half of a pair of semi-detached properties with distinctive steep pitched roofs forming a gable frontage to the street. There is a similar pair immediately to the west of the site, further down the steep hill on which they are located.

It is proposed to construct a rear conservatory adjacent to an existing rear single storey extension which will infill the north west corner of the property; to construct a front lounge extension in the south west corner, formed by extending the roof over a recess in the front elevation; and to convert the loft into a bedroom served by a dormer in the side roofslope.

The application has been amended since its original submission in order to reduce the size and position of the side dormer.

Consultations and Representations

Lancing Parish Council – Size of the proposed dormer is of concern as it is felt that this will have an adverse effect on the street scene and be unneighbourly — NB. Since reduced.

Third Party Representations – 2 letters received from the occupier of 4 Rossiter Road initially requesting that consideration is given to ensuring that there will be no loss of privacy as dormer may overlook existing velux windows serving bedroom and shower room at no.4. If permission is granted it should not prejudice any future application for a dormer at no.4.

A subsequent letter states that the proposals have been discussed with the applicant. The applicant has agreed to pay for the velux windows to be re-glazed in obscure glass if necessary (this has been confirmed by the agent for the applicant).

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, 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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

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 should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. Dormer windows should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential amenity

The property is located on a steep slope and is consequently on higher ground than no.4. The proposed conservatory will go no nearer to the boundary with no.4 than the nearest point of the existing house, thereby retaining a gap of 1.8m to the boundary. It will project 3.6m from the rear elevation and will infill a gap left by a previous rear extension.

No.4 has had a 2 storey extension at the rear which projects slightly beyond the rear elevation of no.6. There is some vegetation along the boundary and a closeboard fence. Some overlooking of the garden of no.4 will be possible as a result of the south facing windows in the conservatory, and the raised position of no.6 in relation to no.4, but it is not considered that this would be any worse than that which presently exists from the patio which is currently on the site of the conservatory.

The front extension will 'square off' the front corner of the house and will present a blank elevation to no.4. It is not considered that this minor extension will adversely affect the amenities of the occupiers of no.4.

The side dormer has been set down from the ridge by 0.8m, some 2.5m up from the eaves. The dormer measures 4.086m wide, 1.9m deep with a projection of 2.3m. It is to serve a bedroom and will have a window on the side facing no.4's roofslope. No.4 has two velux rooflights which serve a shower room and bedroom and they were concerned at the potential for

overlooking. However, the window in no.6 will be positioned at a much higher level and will afford only oblique views down towards the velux windows of no.4. No direct 'face-to face' overlooking will be possible. As the dormer window is to serve a bedroom only, rather than living space such as a lounge, it is not considered that any overlooking would be infrequent and insufficient to warrant refusal of the application. In any event, the applicant has agreed with the occupiers of no.4 to pay to re-glaze their velux windows in obscure glass if necessary.

The other concern of the neighbours at no.4 is that the dormer at no.6 should not prejudice any future application at their property. No.4 is at a lower level and a dormer within their roofIsope would not result in direct overlooking between properties. However, any application must be considered on its merits with regard to the particular circumstances at the time.

Visual amenity

The proposed conservatory will not be visible from the street and will have a limited visual impact. The front extension will continue the roofslope and 'square off' the corner of the property. The properties to the north and south have a single storey extension on their front corners, leaving the recess visible at first floor. However, it is not considered that a two storey infill as currently proposed will have a particularly harmful appearance.

The dormer has been reduced significantly from the original submission and is now considered to conform to the Council's DC Standards. It will be a modest addition which will not harm the appearance of the property or the street scene.

Recommendation

APPROVE for the reason

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai 19 June 2008 AH7, DEV1

Case Officer P Barnett..... Date 24/6/08

27/6