Expires. 11/6/08.

Development Control – Delegated Officer Report

Application Number: ADC/0205/08 **Recommendation – Permit Application**

Site: **10 Fairview Road Lancing West Sussex BN15 0PA**

Proposal: **Loft conversion with enlarged roof (increased height and span) and front dormer (with balustrade) and rear dormer**

The Application

The application site is a detached bungalow located on the north side of Fairview Road, Lancing. The property sits on rising ground such that it is approximately 2 metres above road level and recessed from its immediate neighbours. It is surrounded by a variety of chalet style bungalows most of which have various types of roof addition. The bungalow as current is a pitch roofed 'T' shape sitting perpendicular to the road and has added flat roofed front and rear extensions so that it is square in floor area.
This proposal seeks permission to extend the main south facing roof section to the rear to accommodate a large loft bedroom and ensuite. The front pitch is to be raised by 0.6 metres to a flat top section whilst large dormers are to be added to both the front and rear roof planes. The front dormer will sit close to the eaves line and will have French doors protected by a balustrade.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

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) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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. DC standard No.3 'Extensions and Alterations to Dwellings' states that dormers should not be so large that they over-dominate the dwelling, resulting in a box-like appearance. They should be kept well below ridge line and should not project as far as the walls of the house. Roof extensions should respect the scale, character and appearance of existing dwellings.

Visual Amenity

The existing bungalow has no rooms in the roof due to the low ridge line on the 'T' shaped roof. The ridge of the main roof is to be raised by 0.6 metres by continuing the frontal roof plane to the rear to meet a new pitch off the rear elevation. In order to reduce the overall height of the new roof within the streetscene a 1.4 metre deep flat top is proposed. Whilst this would ordinarily be a discordant feature contrary to the design principles set out in local plan policy AH7, in this instance the location of the building above road level and recessed from its neighbours is such that it will barely be noticeable. To the east, a large tree and No.8 Fairview Road restrict views of the new roof whilst to the west the main eastern projected arm to No.12 entirely blocks the profile of the extension. When viewed from the street, the increase in roof height will not appear to exceed the neighbouring ridge heights in part as the existing roof is already much lower than most other bungalows in the street.
The rear dormer sits well within the roof plane, clearly off the ridge line and rear walls. The front dormer however is much larger and, despite being partially obscured by the existing flat roofed front extension, will be an overly large feature that will appear to be above the ridge line and box-like when viewed below from the street. Upon request, the applicant has submitted amended plans that have removed the French door feature and reduced the dormer off the eaves line by 0.8 metres. This amendment is considered sufficient to allow the dormer to sit proportionally within the front roof plane without detriment to the streetscene.

Residential Amenity

The only windows are proposed in the front and rear dormers. Due to the existing eastern arm to the building there will be no overlooking afforded to the east whilst to the west any overlooking is not considered to be greater than afforded by other rear dormers in the street. The increased ridge height will not impact on the light reaching either of the neighbouring properties.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei ..plan (Rev.A)
3. C14Ai: '...13 June 2008...AH7...DEV1...'

PB 5/6/08

Case Officer:.....

Date:5/6/08