already expired 11/6

Application Number: ADC/0206/08 **Recommendation – REFUSE**

Site: 35 Greenoaks, Lancing

Proposal: Enlargement of bungalow into a chalet bungalow (with extension on east side and new roof with higher ridge/wider span and side dormers)

The Application

35 Greenoaks is a detached bungalow within a street of mixed character; there are bungalows opposite the site and to the west, with two storey houses to the east. The land rises to the north so that the houses behind in Fircroft Avenue are on higher ground.

The adjacent bungalow had its loft space converted with a large 'box' dormer on the eastern roofslope and a smaller dormer on the western slope in 1982, before the current DC Standards were adopted.

It is proposed to increase the size of the property from a 2 bed bungalow to a 4 bed chalet bungalow with dormers on the east and west roofslopes. The western dormer will have a blank façade and small triangular windows in the side cheeks. The building is to be increased in width by 3m to 10.2m, with the span and height of the roof increased from 5.1m to 6.4m. The new roof is to be barn hipped. Additional windows are to be installed in the north and south gables. A single storey front extension is also proposed to provide a larger living room. Finally, the existing detached garage on the east side of the property is to be demolished.

Consultations and Representations

Third Party Representations – 5 letters of objection received from the occupiers of 33 Greenoaks, 37, 39, 41 and 43 Fircroft Avenue on the following grounds:-

- Loss of privacy from proposed north facing windows towards properties in Fircroft Avenue
- Loss of outlook and sense of openness
- Loss of light
- Loss of sea view
- Out of character with area
- Dominant, overbearing and oppressive development
- Very small rear garden for such a large property
- Inadequate parking available
- Tree within garden has been omitted from application

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.

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.

Visual amenity

The proposal will result in a wider and larger building on the plot which will not respect the character of the existing bungalows within Greenoaks. The increased roof span, dormers and front extension will all add to the bulk and massing of the building which will appear out of scale with the other bungalows in the street. While there are two storey properties immediately to the east of the site, these are of a different character to the application property and the bungalows to the west and are not seen as justifying the current proposal.

The dormer on the western roofslope will have a blank façade to prevent any overlooking of 33 Greenoaks. Glazing is provided in a small triangular opening in the side cheeks of the dormer instead. This will result in an unsatisfactory visual appearance which will further add to the undesirable nature of the proposal.

Residential amenity

The increased bulk and raised height of the building is not considered to unduly affect the light reaching the side dormer of no.33. The outlook from no.33 will be towards the proposed dormer but it will have a blank façade and will not result in any overlooking.

To the east, the extended property will be brought closer to the side of 37 Greenoaks, a two storey property with windows at ground and first floor level. The proposed side dormer will serve a bathroom and will be obscure glazed, preventing any loss of privacy. The bungalow will be closer to the boundary and higher by 1.3m. However, the roof will pitch away from no.37 and should not result in any serious loss of light or outlook for the side windows of no.37, which are believed to be secondary windows.

At the rear, the increased bulk of the building will present a greater mass at the end of the garden of 39 Fircroft Avenue to the north. While in itself, this is not considered to be a reason to refuse the application, the proposed addition of a bedroom window in the new gable end will result in a loss of privacy for the occupiers of 39 Fircroft Avenue. While there is a 30m separation between the properties, the proximity of the new window to the rear boundary will result in clear views into the rear garden of no.39 Fircroft Avenue, which is presently relatively secluded from the rear, resulting in overlooking and a loss of privacy.

Access and Parking

The proposal will result in the loss of the existing garage and driveway at the side of the property while at the same time increasing the size of the property to a 4 bed dwelling.

There would be space to park 2 cars on the remaining frontage and, on balance, the loss of the garage is not a sufficient reason to warrant refusal on this occasion.

Recommendation

REFUSE for the reasons

1. B5BR
2. H20R amended. "The proposed extension, by reason of the increased height of the building and introduction of a window in the rear elevation, would result in overlooking and a loss of privacy to the detriment of the residential amenities of the occupiers of 39 Fircroft Avenue, contrary to....."

Case Officer R Barnett .....

Date 25/6/08

27/6