Development Management - Delegated Officer Report

Application Number: AWDM/1963/21 Recommendation – APPROVE

Site: 58 Mill Road, Lancing, West Sussex

Proposal: Front and rear hip to gable roof extensions, plus dormer to north roof slope with cabrio rooflights to south

Date of site visit: 7th December 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the eastern side of Mill Road north Lancing. Ground levels increase from south to north and there is a garage and driveway to the side of the property on a lower level than the bungalow. The building is of hipped roof design with a dormer on the south side. There is a single storey extension on the south side and on the north side and a rear out building. A tall Beech hedge screens the majority of the property from the road however there are views of the bungalow from the street from the vehicular access on the south side and a gate access on the north side of the building. The street comprises a variety of styles and scale of dwelling house.

Consent was originally sought to add a hip to gable extension to the front and rear of the bungalow and a large flat roof dormer on the north side spanning over both the proposed gables. Also proposed were two additional cabrio rooflights to the south elevation. Due to the scale of the proposed side dormer officer's could not support the proposal due to the development being overly large and bulky and contrary to Development Management Standards. It was requested that the dormer be reduced in scale or that the agent should investigate options that could be completed under permitted development.

Amended plans have been received which show the dormer significantly reduced to sit on the side of the original roof slope. It is labelled as being obscurely glazed.

Representations

1 letter received from no. 64 Mill Road making the following comments: -

- The submitted plans and site plan appear incorrect.
- Overlooking and loss of privacy.
- The extensions will impact upon the scale and massing of the building therefore out of character.
- Windows should be obscurely glazed.
- Impact upon trees and hedges.
- Security to the site during construction.
- Drainage issues would need to be addressed.

Lancing Parish Council: - No comment

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The front hip to gable extension will be visible in glimpses from the highway but will not be prominent. There are a mixture of building styles adjacent to the property and therefore the change to the front elevation will not harm the overall character and appearance of the street scene. The proposed side dormer is modest in scale, set back on the roof slope; it will therefore not be overly visible and is in keeping and subservient to the existing building. The cabrio roof lights will appear flush with the roof slope unless open and will also not be a feature that is detrimental or out of keeping.

The applicant's agent has confirmed that the cladding to be used for the proposed development on the front and rear gables as shown on the plans is to be anthracite grey. The dormers are to be tile hung to match existing. This use of materials is acceptable within the context of the locality. Properties are unique in design and appearance and no uniformity in building design, scale or finish exists within the street scene.

Residential amenity

The main property to be affected is the dwelling to the north, the rear elevation of this neighbouring property faces the side, north elevation of the bungalow. The changes to the building will be visible however due to the distance and change in levels there will be no overbearing impact and the proposed side dormer window will be obscurely glazed and top opening only therefore no loss of privacy will occur. To the south the proposed cabrio rooflights will face toward the property at a lower ground level, this is at a distance of in excess of 22 metres and no greater overlooking will occur than currently exists as a result of the existing side dormer. Therefore no overlooking will occur in this case that would warrant a refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials cladding shall be anthracite grey and dormers tile hung to match existing.
4. Dormer shall be obscurely glazed and top opening only.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 11th March 2022

Authorised by: Peter Barnett Date: 14 March 2022