Development Management - Delegated Officer Report

Application Number: AWDM/1871/15 **Recommendation – Approve**

Site: **Cliff Corner Old Salts Farm Road**

Proposal: **Ground floor front extension (front gable removed), new roof with raised ridge, rear dormer and rooflights, front dormers (one with glass balcony)**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on an elevated corner site facing south. The proposal consists of a ground floor front extension and raising of the roof ridge with rear and front dormers. Full details are shown on the submitted drawings.

Relevant site history
None

Consultations
Southern Water: *No objection*

Representations
Occupier of 87 Aubrey Road, Bristol: *Area already congested for traffic. Difficult at times to park in area. Property has already got ongoing building works which do not appear to have been conducted well in terms of health and safety. A side wall recently undermined and made unsafe. Ugly replacement wall constructed (without permission?). Does not appear completed. Perhaps indicative of future build quality. Construction traffic significant and detrimental. Several new windows will overlook onto neighbouring properties that remove privacy. Unacceptable in this location. Size of extension and dimensions will remove much needed light. At premium in area. Access for disabled and elderly not considered correctly. Does not enhance local area.*

Relevant Planning Policies
National Planning Policy Framework
Saved Adur Local Plan Policies AH7, AG1

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

There is a range of building styles and types in the immediate vicinity, so allowing for some flexibility to the design of any extension.

The resultant building form and shape would still resemble a bungalow, albeit one with more visual emphasis to its roof with the introduction of dormers. The dormers themselves are well proportioned to the rest of the host building (although it is doubtful the narrowest of the outer wall to the glazing would be compliant with Building Regulations for thermal insulation).

The upgrade to the exterior materials and finishes would not be out of keeping as there is local reference in the surrounding building types. Balconies are evident on the front of buildings also.

Residential amenity - neighbours

The neighbours principally impacted upon by the development are those at the rear and to either side (it is physically removed from the remainder).

Neighbour at rear

This neighbouring building is a chalet bungalow. The application site narrows significantly toward it.

Given the orientation and the distance retained between buildings and use of obscured glazing to the fenestration on the rear roof slope, adverse impact onto the neighbour's living conditions would be avoided – including by way of overlooking and loss of privacy.

It is prudent to condition that the bathroom dormer is obscured and top hung and roof lights are obscured for mutual privacy.

Neighbour to north-east (1 Old Salts Farm Road)

This neighbouring building is two-storey. Its principal habitable room outlook and light received to these rooms is in a south-east aspect. There are no habitable room windows in its flank facing the application site.

Although the enlargement would curtail the existing south-east aspect to a degree, sufficient light and outlook would still be received by the principal rooms to avoid harmful overbearing or overshadowing.

Direct window to window relationships would be avoided, so any oblique overlooking would not be intrusive.

Neighbour to south-west

This neighbouring building is a chalet bungalow, orientated so its main habitable rooms face north /south. The footprint of the enlarged building would not protrude significantly beyond the footprint of this neighbouring building (which itself has been extended), so adverse overbearing and overshadowing would be avoided.

The nature of overlooking would be oblique and not intrusive.

Recommendation

APPROVE, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing titled Cliff Corner, Old Salts Farm Road, Lancing, BN15 8JE date valid 01-02-2016
Drawing untitled date valid 01-02-2016
Drawing No. BSB/15/380/6 titled Proposed date valid 01-02-2016
Drawing No. BSB/15/380/4 titled Proposed Section B-B date valid 01-02-2016
Drawing No. BSB/15/380/3 titled Proposed First floor plan date valid 01-02-2016
Drawing No. BSB/15/380/1 titled Proposed Ground Floor Plan date valid 01-02-2016
Drawing No. BSB/15/380/7 titled Proposed Roof Plan date valid 01-02-2016

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The glazing in the roof lights in the rear roof slope hereby permitted shall at all times be of obscured glass.

Reason: To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.

4. The rear dormer window of the extension hereby permitted shall be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

Reason: To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan

5. Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings other than those hereby approved shall be formed above eaves height in the rear roof slope of the development hereby permitted.

Reason: To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Matthew Porter Date: 22-03-2016

Authorised by: Peter Barnett Date: 23 March 2016