Development Control – Delegated Officer Report

Application Number: AWDM/1049/16 Recommendation – APPROVE

Site: 73 Lynchmere Avenue, Lancing

Proposal: Enlargement of existing dormer on south roof slope and hip to gable enlargement to rear roof slope

Date of site visit: 25.08.2016

Neighbours checked: Y

Additional neighbour notifications: Y (Amended plans & description)

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the western side of Lynchmere Avenue. This is a residential area comprising similar detached and semi-detached bungalows many of which have been extended with single storey rear extensions and dormer extensions to the front, rear and sides. The ground level slopes steeply up from south to north with the bungalows stepped to accommodate the change in level.

Planning permission is sought for a hip to gable enlargement to the rear roof slope and the extension of an existing dormer on the southern side of the property which was approved by the Council in 1998 (L/129/98 refers). The dormer extension would measure 3.3 metres in length, 2 metres in height and 2 metres in depth. The dormer extension would be clad in tiles to match the existing dormer to the southern side of the property. Two windows would be incorporated in the enlarged gable end on the rear elevation of the property.

Relevant Planning History:

L/129/98 – Planning permission was granted in 1998 for a rear extension with rooms in roof (side dormers) and replacement detached garage.

L/52/98 – Planning permission was refused in 1998 for a rear extension with rooms in roof (including dormer in south side) and replacement detached garage.

Consultations

Southern Water has raised no objection to the proposal.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The application property has previously been extended within the roof space with dormers to the northern and southern sides (application L/129/98 refers). The first floor accommodation on the southern side of the property comprises a bathroom and a bedroom which has an awkwardly low head height due to the roof slope and limited light from the two roof lights on the southern roof slope.

The proposed dormer extension would attach to the western end of the existing dormer which measures 2.1 metres in length. The original plans showed that the proposed dormer would measure 3.2 metres in length and increase the overall length of the dormer to 5.3 metres. The bulky side profile of the extended flat roofed dormer would have been particularly apparent when viewed from the south above the lower roofs of the neighbouring bungalows. Whilst it is worthy of note that there are a number of front, rear and side dormers visible on bungalows within the road (particularly on the properties within Derek Road opposite the application property), the extended dormer would be one of the larger roof extensions visible from the street scene perspective.

Officer concerns regarding the visual impact of the proposed enlarged dormer extension and the overlooking caused by the proposed dormer window to the southerly neighbouring occupiers were discussed with the Agent. It was then suggested that a better solution would be extending the upper sloping part of the rear roof slope which would create a larger floor space for the bedroom, reducing the width of the dormer extension by 0.5 metres and obscure glazing the proposed side window within the dormer extension. Light could be provided by the proposed rear facing windows within the hip to gable enlargement which would not cause any overlooking to the amenity of neighbouring residential occupiers. Amended plans have now been submitted in this regard and neighbouring residents re-notified of the amended plans.

It is considered that the proposed amendments have overcome the main visual and neighbouring amenity concerns raised by Officers, yet provided a workable solution, creating improved head height and access to natural light for the existing bedroom on the southern side of the property. In the context of surrounding residential development it is considered that the proposed roof extensions would not appear unduly prominent within the street scene and would not result in sufficient harm to the visual amenities of the locality as to warrant refusal of permission.

Residential amenity

The southern side window within the dormer extension would directly face the lower garden of the neighbouring property, 71 Lynchmere Avenue and

therefore cause a loss of private residential amenity if it were to be clear glazed. Following the initial concerns raised, amended plans have now been received which have changed the design of the window to a smaller obscure glazed fixed window which has overcome the original concerns regarding loss of amenity to the southerly neighbouring occupier(s).

The two proposed windows in the rear gable end extension would face Lancing & Sompting Cemetery grounds and would not therefore cause any loss of amenity to neighbouring residential occupiers.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit 3 years
3. Matching materials
4. No additional side windows without permission (south side)
5. Obscure glazed & fixed shut above 1.7m (southern dormer window)

Informative

Proactive Statement –Amendments

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

Case Officer: Rebecca Tier Date: 10.10.2016

Authorised by: Jo Morin Date: 11.10.2016