Expiry Date - 22/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0406/12 **Recommendation – APPROVE**

Site: **58 Boundstone Lane Lancing West Sussex BN15 9QP**

Proposal: **Loft conversion with clear-glazed openable rooflights on front and side elevations and provision of 1.8m high close-boarded sliding gates on north side garage access**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the corner of Boundstone Lane and Elmstone Close. The road runs around the north side and east (rear) boundary of the property, as well as to the front. There is an existing garage and crossover accessed from Elmstone Close which sits outside of the property's boundary wall. The wall steps in to the garden immediately in front of the garage and the application proposes to remove this recessed section of the block wall and to install a close boarded sliding gate in line with the remainder of the boundary wall to run to the outer wall of the garage, measuring 5.2m in length and 1.8m high, the same height as the existing wall. The gate will slide behind the wall when open.

Also proposed is a loft conversion with no dormers or other roof extensions. However, rooflights are proposed for the front and both sides of the dwelling which are to be clear-glazed and opening. Two rooflights are proposed on the south side serving a bedroom and landing, with one on the north side serving the same bedroom. The bottom of the velux windows was originally 1.5m above the floor level. However, amended plans have been received raising the height of the velux windows on the south elevation to 1.7m above floor level.

Relevant Planning History

None

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AH7 and Appendix 11
'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
The National Planning Policy Framework

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed alterations to the boundary wall are not considered to be visually harmful to the street scene. The gate will replace an existing section of blockwork wall and, while it brings the boundary treatment closer to the pavement at that point, it is not considered to result in a significant visual change to the character of the area. The applicant describes the gates as follows:

"The gates framework will be constructed from box section steelwork and faced with vertical softwood timber weather boarding, stained/painted to suit the local environment. The mechanism to control the gate and the track it runs on will be concealed from the front elevation. The gate in its open position will be behind the existing blockwork boundary wall (indicated by the dotted line on our drawing), hence hidden from the front elevation."

This is considered to be acceptable.

The rooflights are modest additions to the roof which will not adversely affect the character and appearance of the bungalow.

Residential amenity

The proposed alterations to the boundary wall will be opposite the entrance to a block of flats and will not result in a loss of amenity for those residents. The mechanism to open the gates will create a noise but it is unlikely that it would be so significant as to result in a noise nuisance or disturbance to neighbouring occupiers.

The rooflights to the south side of the roof do have the potential to overlook the neighbouring bungalow at No.56 Boundstone Lane. They will be placed on the roofslope facing the side of No.56 which currently has a blank roof. The nearest rooflight to the rear will serve a bedroom and will allow views towards

the rear garden of No.56. The applicant was therefore asked to obscure glaze the windows and to raise them to 1.7m above floor level. The applicant responded that he wished to have them clear glazed but was willing to raise them to 1.7m.

It is considered that, while the rooflights are clear glazed, the potential for overlooking is limited in this case. The westernmost rooflight serves a landing only and will have limited views into the rear garden of the neighbour to the south. The easternmost rooflight serves a bedroom and overlooking would be limited by the height above floor level of the bottom of the velux. It would directly face the roofslope of no.56 and would have only an angled view of the rear garden, which would be further obscured by the chimney stack on the south side of the applicant's property and by the garage outbuilding situated within the neighbour's garden on the boundary with no.58.

On balance, it is not considered that the clear-glazed, opening rooflights will result in harm to the amenities of the occupiers of no.56.

Accessibility and parking

The new sliding gate will potentially result in vehicles waitng on the highway while the gate opens. However, Elmstone Close is a quiet residential street and this should not result in an increased highway hazard or congestion.

Recommendation

APPROVE for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-
1. Standard time limit
2. Velux to be 1.7m minimum height above floor level
3. Plans

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 30 April 2012

Authorised and signed by:  Date: 1·5·12