Development Management - Delegated Officer Report

Application Number: AWDM/1211/18 Recommendation – APPROVE

Site: 1 Meadowview Road, Sompting, Lancing

Proposal: Single-storey side extension to east elevation and single-storey extension to west elevation with dummy pitch roof.

Date of site visit: 11th September 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a large corner plot in north Lancing. Meadowview Road runs to the north and Beeding Close curves round to the side and rear of the site. There are two parts to the proposal; a hipped roof single storey extension to the eastern side toward Beeding Close. On the western side of the bungalow there is a flat roof extension and flat roof garage divided by an external passageway, however connected at the front by a wall. It is proposed that the garage will be rebuilt to include the alley and connect to the main bungalow to provide additional bedroom space and an overall new internal layout. This section of building will then have a dummy pitch roof to the front and flat roof over the remainder. A window will replace the garage door and the gate access will be removed.

Representations

None received

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 2018)

Planning Assessment

Principle

The proposal comprises upgrading 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 extensions are both visible within the street scene. The side garage replacement being the most visible due to its position at the property frontage and the open driveway in front of the existing garage. Visually there will be a change from a garage door to a window and the dummy pitch roof will be an improvement on the existing expanse of flat roof visible within the street scene. The flat roof will remain behind however it will not be overly visible due to the close proximity of the neighbouring property to the west. The dummy pitch roof is low and will not overly dominant the main bungalow.

The larger addition to the east has a full hipped roof and is of brick and tile construction. This extension is relatively large being 5 metres deep and 4.3 metres wide. Yet, on balance, in the light of the large side garden area, it is considered to be in keeping in scale with the existing bungalow. The roof height of the extension will also be lower than the main ridge height. The large garden area to the side allows for this scale of proposal without overdeveloping the site. The garden is currently screened by hedging all along the corner. The extension here will be visible however due to the set back from the highway and this screening it will not be overly dominant and will appear subservient and have no adverse impact upon the street scene. To allow this extension to appear more subservient and improve the appearance of the development an amendment has been sought to set back the extension slightly from the front elevation of the main bungalow. Amended plans have been received and are for consideration here.

Residential amenity

Due to the large side garden and distance from adjacent properties the side addition to the east will not result in any loss of light, privacy or overbearing impact which would warrant a refusal in this case.

The side addition to the west is adjacent to the boundary of neighbouring bungalow no. 3 Meadowview Road although the addition will be in close proximity to the dwelling there will be no adverse impact. The dummy pitch roof will not result in a loss of light or overbearing impact. The replacement windows are to the front and rear therefore no overlooking will occur here. A condition to restrict the addition of windows to the side elevation has been attached to safeguard residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west side elevation of the extension.

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

1. Proactive with amendment

Case Officer: Hannah Barker Date: 17th September 2018

Authorised by: Peter Barnett Date: 17 September 2018