Development Management – Delegated Officer Report

Application Number: AWDM/0413/23 **Recommendation: Approve**

Site: **85 Wembley Avenue, Lancing**

Proposal: **Proposed single storey rear (East) extension and proposed roof extension to form new first floor, including raised ridge, hip to gable extensions at both ends, raising and gabling of front pitched roofs, rear dormer, enlarged front dormer, white render to walls and grey tiles to roof.**

Date of Site Visit: 4th April 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a detached hip roofed bungalow on the east side of Wembley Avenue. It has a tiled roof with hipped roof ground floor projections at the front and a small front dormer. It sits between two larger detached two storey houses, the house to the south having a large rear dormer.

It is proposed to construct a 7m deep single storey flat roofed extension at the rear with false pitch. The main ridge is to be raised by approximately 500mm, with hip to gable extensions provided at each end. As amended, a large dormer is proposed to span almost the full width of the extended roof at the rear. To the front the smaller pitched roof projections at either end of the property are to be raised and gabled. To the centre of the front roofslope the existing dormer will be increased in size with a gabled pitched roof.

The building is to be finished in a painted white render with grey frame windows and grey slate style roof finish. Both gable ends will be tiled to match. The dormer will be finished in a composite cladding.

Planning History:

None

Consultations:

Lancing Parish Council: Support the application

Representations

3 letters received from the occupiers of 70 and 85 (?) Wembley Avenue and 22 Penstone Close:

- Design is not in keeping with properties in Wembley Avenue
- Changes to front including gables with large areas of glazing will be dominant and out of character
- Materials also out of keeping
- The original garden held extensive well established trees and shrubs. These have been razed and all roots machine excavated which is contrary to the redacted document stating: No trees or hedges need to be removed or pruned in order to carry out your proposal. This is a shocking devastation to local wildlife inhabiting an environmental treasure
- Overlooking to rear

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 proposal represents a significant change to the form, scale and character of the bungalow. However, its height and scale will not be out of keeping with the houses either side of it. The use of render will contrast with the brick finish of its neighbours but there are examples of rendered buildings in Wembley Avenue and this is not a concern therefore.

The rear dormer and ground floor extension will not be particularly noticeable from the street and the property enjoys a large rear garden so the deep extension will not appear cramped.

This contemporary upgrade of the bungalow is considered to be acceptable in visual terms.

Residential amenity

The increase in height and scale will not result in harm to the neighbouring occupiers. To the north, the house is separated from the boundary by its garage. The side windows of the main part of that property (No. 83) are approximately 6.5m from the boundary. The garage does have an extension at the rear with side facing windows and some loss of light will occur as a result of the increased bulk of the application property to the south. However, the extension is also served by rear windows facing east and, on balance, the impact is not considered to be sufficiently harmful to warrant refusal. The rear extension is set away from the northern boundary and will not cause harm to No. 83.

To the south, No. 87 is also a two storey house and is separated from the site by the garage on the boundary of No. 85, which is shown as being retained. There are secondary side windows at No. 83 but no significant harm will be caused. The rear extension is set off the boundary and will not cause harm. There are no upper floor side windows proposed.

The proposed rear dormer will face the bungalows in Penstone Close at the rear at a distance of around 33m which comfortably exceeds the usually accepted distance of 22m. While there will be new windows facing these bungalows the separation distance is considered to be sufficient to prevent harm.

The front dormer faces across the street and is not considered to be harmful to residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No windows on the north or south elevation of the property.

Is recommendation contrary to letter(s) of representation Y

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has

been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 3 May 2023

Authorised by: Gary Peck Date: 3 May 2023