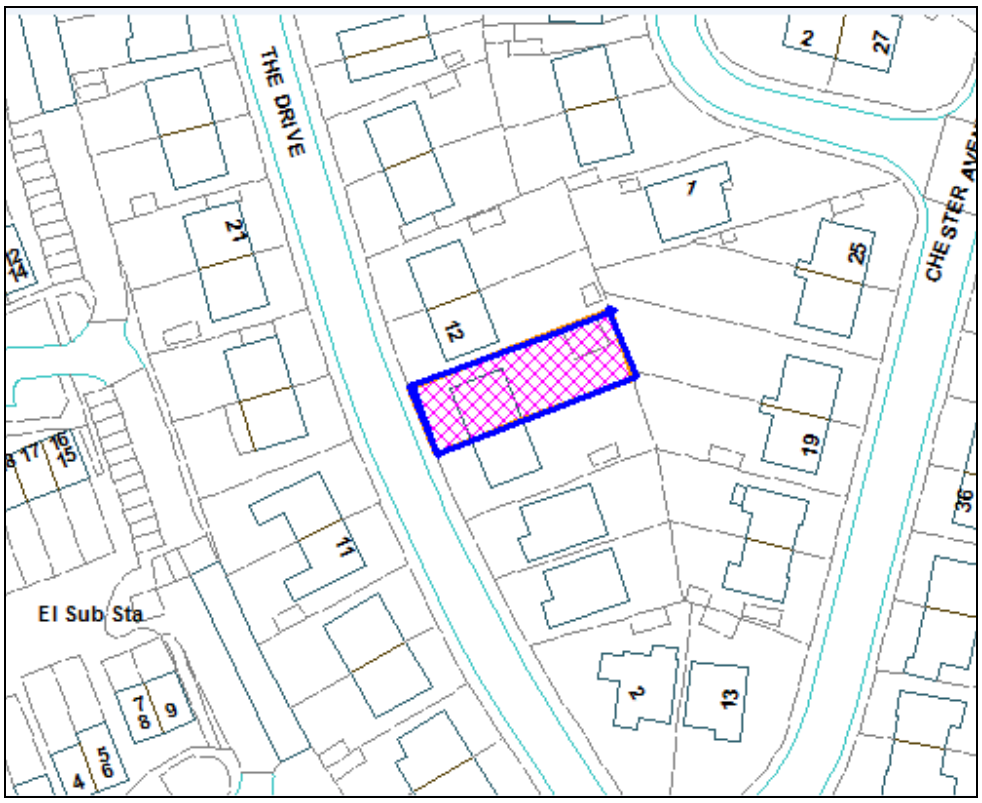
**Application Number: AWDM/1315/18** **Recommendation – APPROVE**

**Site:** **10 The Drive, Lancing**

**Proposal:** **Hip to gable roof extension to North elevation; rear dormer with light oak cladding and 2no. Juliet balconies; and first floor side window in new gable**

Applicant: Adur District Council Ward: Churchill
Case Officer: M. O'Keeffe




**Not to Scale**

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Councillor Monk has called this application to Committee.

**Proposal, Site and Surroundings**

This application relates to a semi detached bungalow on the east side of The Drive in a street of hipped roof bungalows. A number of roof alterations have taken place in the street including raised gables, front, side and rear dormers.

Planning permission is sought to extend this property into the loft by raising the side gable and adding a rear dormer. The rear dormer has been reduced in size since the

application was first submitted. It now creates a single en-suite bedroom and includes two Juliet balconies. The dormer and gable are to be clad in grey coloured composite cedar effect cladding. The applicant intends to re-roof the bungalow in grey tiles. The bungalow is rendered and painted in light grey.

**Relevant Planning History**

L/218/66 – Garage. Granted

**Consultations**

**Lancing Parish Council:** No objection.

**Representations**

Two representations received from No. 12 The Drive and from 21 Chester Avenue at the rear:

1. Dormer too large, looks like a house from the rear.
2. Loss of privacy from Juliets. Overlooking of conservatory and garden at No. 12.
3. Loss of privacy in bathroom and conservatory at 12 from gable window.
4. Loss of light in bathroom from gable.
5. Impact on our quality of life.
6. Juliet balconies not required in design. Oversized and would lead to more noise from the bedroom.
7. The dormers look straight into 23 and 25 too but they have not been notified.
8. Loss of value to our home.

**Relevant Planning Policies and Guidance**

Adur Local Plan 2107 policies 1, 2,15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

**Relevant Legislation**

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

**Planning Assessment**

The main considerations with this application are the design of the extension and its impact on neighbour amenity.

Hip to gable roof extensions have been carried out at Nos. 11 and 15 opposite the site and, therefore, are not uncharacteristic in the street. No. 13 also has a large side dormer.

The rear dormer has been reduced in size and now sits comfortably within the extended rear roofslope. The Juliet balconies are not characteristic but as they are on the rear elevation and not visible from the street they are not objectionable in design terms.

The gable and dormer are proposed to be clad in dark grey cedar effect cladding. The applicant intends also to reroof the property in grey tiles. This is not typical in the street but as this is not in a sensitive area, i.e. not a conservation area, it is considered to be acceptable.

The rear garden is 19 metres long. Significant overlooking of neighbours in Chester Avenue will not occur. There is a large rear dormer at No. 21 Chester Avenue. The roof extension now proposed is less than 4 cubic metres greater than the permitted development limitations of 50 cubic metres. Reducing the extension by 4 cubic metres, to within permitted development limits, would make no significant material difference to the impact of the roof extension on neighbours either side at 8 or 12. The Juliet balconies are prominent and the perception of overlooking will be greater as a result of them. However, actual overlooking will be no greater than if they were traditional windows.

No. 12 has a bathroom window in its flank wall. Light to this non-habitable room is less significant. Nonetheless there is a 4 metre gap between the two properties which will ensure light continues to be received to this bathroom. It is recommended that the gable window is obscurely glazed and non-opening below 1.7 metres.

**Recommendation**

**GRANT permission** subject to the following conditions:

1. Approved Plans
2. Development to commence within 3 years of permission being granted
3. Gable window obscurely glazed and non-opening below 1.7 metres

5th November 2018