Expiry 6/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0481/06 Recommendation - Permit

Site: **8 Burnside Crescent Sompting Lancing West Sussex**

Proposal: **Rooms in roof (with part-hipped side gable and rear dormer) and single-storey rear extension**

The Application

The application site is located on the western side of Burnside Crescent. The site contains the southern part of a pair of semi detached dwellings, a small rear conservatory extension, a single garage near the south western side of the dwelling and a front and rear garden area.

The applicant proposes to convert roof space to create two additional bedrooms and a bathroom. This work will involve the extension of the roof space to create a part hip gable end on the south elevation and construction of a 4 metre wide dormer window at the rear. The applicant also proposes to remove the existing conservatory and replace it with a single storey flat roofed rear extension to a depth of 4 metres to be used as a new kitchen and dining area.

The general area is relatively low density, characterised by single storey semi detached and detached dwellings of varying designs. There are several examples of loft conversions in the street and a number of front and rear dormer windows have been constructed.

The attached property, 6 Burnside Crescent, has already been extended in the same manner as proposed with a rear extension undertaken under permitted development and a roof extension and rear dormer window permitted under S/59/02.

Consultations and Representations

Consultees
The Sompting Parish Council has indicated that they have no objection to the proposal.

Third Parties
A representation has been received from the resident of the neighbouring property to the south, 10 Burnside Crescent. This is an objection to the application noting that she is concerned with windows potentially overlooking bedroom and kitchen windows on her property, a loss of skyline, a loss of natural daylight and a loss of privacy.

A representation has also been received from the resident of the attached property, 6 Burnside Crescent, noting concerns over effective sound proofing between the two dwellings and the length of time it will take to complete the job.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
The building currently appears to be unbalanced when viewed from the street as the application site retains its original hipped roof while the attached dwelling has had its roof extended into a part hip gable end. The proposed gable will be hipped at a height of 5 metres above ground level which is identical to that already on the northern end of the building. As a result, the proposed roof extension will restore symmetry to the appearance of this building and will have a positive effect on the street scene.

The proposed rear dormer window is of a scale considered to be appropriate for the size of the dwelling. The dormer does not extend across the whole of the roof space and is set below the ridgeline and its proportions of the dormer relative to the roof are considered to be consistent with the Development Control Standard Guidelines. It is noted that the dormer approved for the attached dwelling is over 1.5 metres wider than that proposed.

The proposed rear extension will have a similar appearance to that already constructed on the adjoining site and will match the depth of this existing extension.

Effects on Neighbours
The neighbouring resident to the south has raised some concern about windows overlooking her site. It is noted that there are ground floor windows along the side elevation of the neighbouring building. The applicant proposes to install two new windows in the side elevation facing this neighbour, being a bathroom window in the upper storey and a bedroom window in the lower storey within the original part of the building. An existing kitchen window in the lower storey will also be removed. As the glass in the bathroom window is noted on the plan to be obscured and the bedroom window would be set back from the line of the neighbouring dwelling and screened by an existing 1.8 metre high fence, it is not considered that the windows will cause significant overlooking or loss of privacy.

The dormer windows will generally overlook the rear garden of the application site. The dwellings to the rear are located over 40 metres back from the windows. This significantly exceeds the 22 metre minimum separation between windows and is therefore not considered to affect the privacy of these sites.

The neighbour at 10 Burnside Crescent also raised the issues of reduced natural daylight and loss of view as a result of the extensions. This site is located to the south of the application site and the dwelling is set further forward towards the street. It is therefore not considered that the extensions will result in a significant loss of daylight. The outlook from this property is already affected by fencing and the garage on the boundary and it is not considered that the roof extension or rear extension will have a significant additional impact.

The effects on daylight and outlook on the attached property, 6 Burnside Crescent, are similarly considered to be minor. The rear extension will match the depth of the existing extension on this property and therefore not result in additional shading or an unpleasant outlook.

While it is noted that the resident of the attached property is concerned about sound, it is not considered that this proposal would generate any noise above what is normally anticipated for a single residential unit. The issue of providing effective sound proofing between the two attached dwellings is one which can be dealt with under the Building Regulations process.

Effects on the Site
The proposed rear extension will reduce the existing garden width by approximately 2.5 metres. The resulting length of garden will be approximately 11 metres and consistent with the requirements of the Development Control Standard and the neighbouring property.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Ci (amended) ... first floor window in the south side elevation of the building ...
4. C18Ei ... side walls ...

Case Officer:.....

Date:.....25/01/07.....

26/1

P.T.O

Head of Planning and Community Division: P.L. Davies

Date: 29/1/07

Chairman of Planning and Regulatory Committee: A. T. Mills

Date: 29/1/07