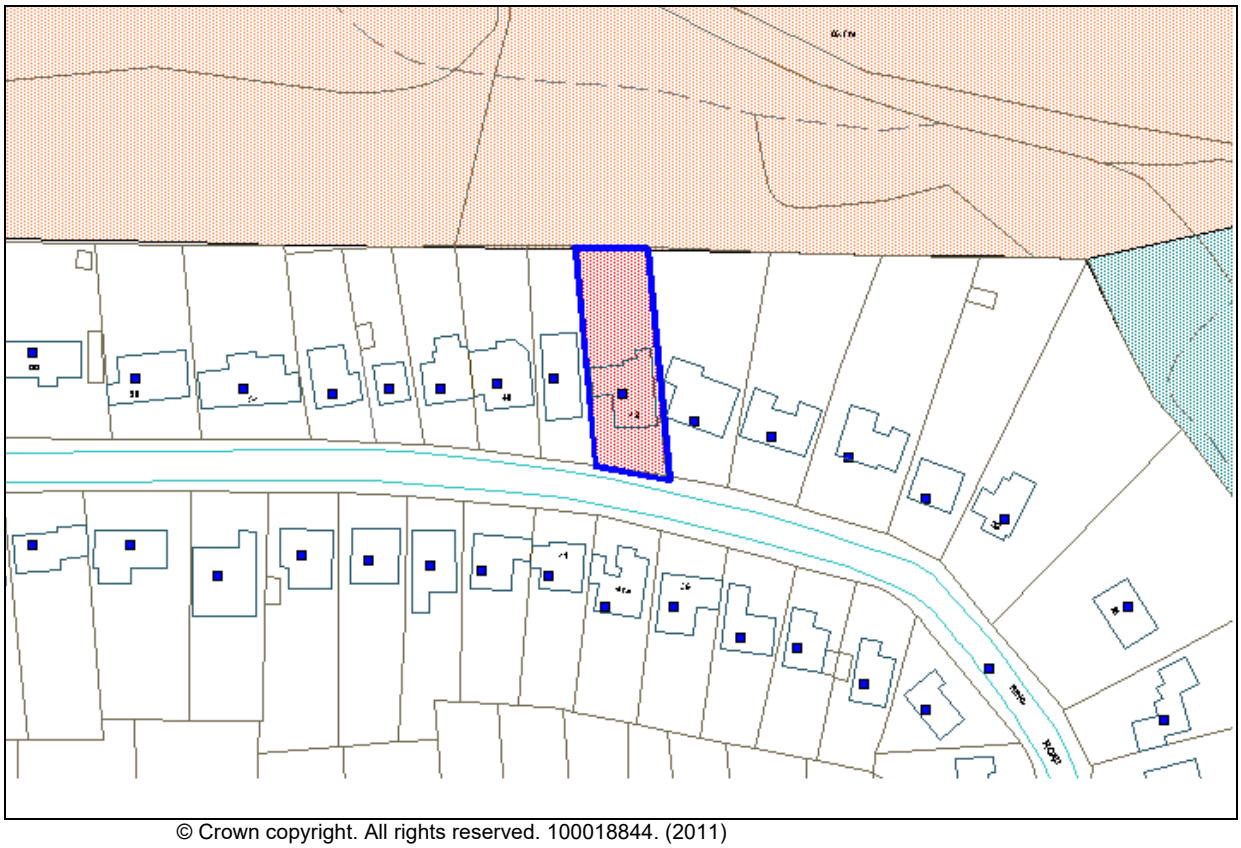
2

Application Number: ADC/0115/11 Recommendation – APPROVE

Site: 42 Ring Road, Lancing BN15 0QE

Proposal: Alterations to existing bungalow including groundfloor rear extension and the addition of a part-hipped/part-dummy pitch-roofed second storey, to form a two-storey 5-bedroom house with first-floor front roof terrace



© Crown copyright. All rights reserved. 100018844. (2011)

The Application

It is proposed to enlarge this hip-roofed detached three-bedroom bungalow, on the north side of Ring Road, into a house. The site rises steeply from south to north and drops from west to east. The levels are such that the existing bungalow sits well above the road and has a ground floor level approximately 2m above the level of the front garden. There is a similar bungalow to the west, on a higher level, and a chalet-style bungalow with low eaves and front dormers to the east, which also has a slightly higher ridge. There are full two-storey houses to the east and west.

Planning permission is sought to raise the roof to form a two-storey house with 5 bedrooms on the ground floor and the living room/dining area on the first floor. A two-storey rear extension and first-floor side extension are also proposed. The ridge height will increase from 6.6m to 8.1m (1.5m increase) and the eaves from 3.4m to 5.9m (1.5m increase). The dwelling will have a first-loor front balcony over the existing ground floor, with a first-floor set back by 3.2m. A previously proposed

groundfloor terrace has been deleted from the scheme and a greater set-back introduced at first floor level.

On the west side, a new first floor is proposed, set back from the front of the dwelling by 5.8m. At the rear a two-storey extension is proposed, measuring 6.1m wide and 3m deep to the same ridge height as the main house. The rear extension replaces a previously proposed east side extension and is to be constructed over part of an existing groundfloor extension.

Consultations and Representations

Lancing Parish Council: Object as the scale of the proposal would be out of keeping and have too dramatic an impact on the streetscene and the adjoining properties would be dwarfed.

Third Parties:
Original Plans – 2 letters of objection received from the residents of No's 39 and 41A Ring Road commenting:-

- Overdevelopment and overbearing appearance
- Higher roofline than its neighbours
- Parking congestion associated with a 5-bed dwelling – applicant already parks two large trade vehicles and a trailer on the front garden
- Front balconies will lead to overlooking and loss of privacy

Amended Plans – 1 letter of objection received from No.39 Ring Road commenting that the streetscene drawings are misleading and possibly incorrect. The roof height of No.42 currently looks to be the same as its neighbours and the proposed increase will tower above its neighbours.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. They should not result in an overdevelopment of the site and an adequate amount of garden should therefore be retained for the use of the occupiers of the property and to prevent a cramped appearance. A rear garden of 11m depth should be retained.

The Council's Development Control Standard No.3 does not contain any specific reference to adding an additional storey to a bungalow to create a house but it does state that the most important basic principle is that extensions should be in keeping with the appearance, scale, design and character of the existing dwellings and streetscene.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed extension will change the character of the host dwelling from a bungalow to a two-storey house and the extension is therefore not subsidiary to the existing dwelling. However, the streetscene of Ring Road comprises a mixture of dwelling types with two-storey dwellinghouses the most common type.

The application property sits in the middle of a line of three bungalows, the eaves height of which steps down from west to east. The proposed extension will provide a strong contrast between these properties, with, in particular, the higher eaves and two-storey form contrasting with the lower eaves of its neighbours. However, in the wider context of the rest of the road, the extended dwelling would not look out of place. It would maintain a hip-roofed appearance with the majority of the bulk and mass of the dwelling set back from the front elevation. The deletion from the plans of the first-floor side extension to the east side helps to maintain the visual separation from its neighbour. The front balcony/terrace will be the only one along this particular stretch of Ring Road but they are common features elsewhere in the road and it is considered visually acceptable.

The ridge height of the extended dwelling will be 1.5m higher than existing, but it will be only approximately 0.5m higher than its neighbours and will not appear unduly dominant.

The increased mass of the building, particularly at the rear, is not considered to represent an overdevelopment of the plot. The site enjoys a long rear garden of some 20m length and the rear extension of 3m depth will not be out of keeping or visually harmful. To the east, No.40 has a flat-roofed two-storey extension on the north-west corner which is not sympathetic to the dwelling, while to the east, No.44 projects further into the rear garden than No.42 with a gable-ended projection.

Whilst the proposal (as amended) clearly is still a substantial change to the character, appearance and scale of the dwelling, it is considered that, on balance and in the context of the street as a whole, it is visually acceptable.

Residential amenity

No.44 to the west has a side door and windows positioned towards the rear of the bungalow on its east side which face towards and are slightly above the eaves level of the No.42 as it exists. The increased height and bulk of No.42 will reduce light to these openings. However, they appear to be secondary windows or obscure glazed and the rearmost openings are behind the rear wall of No.42 and should therefore continue to receive some light.

To the east, No.40 has a two-storey rear extension with a single-storey side projection on its north-west corner which lies close to the boundary with No.42. The

side of the extension has a blank wall and, while No.40 sits at a lower level than No.42, the proposed rear extension will be approximately 3m from the boundary and should not have any adverse impact on their residential amenities. The increased bulk and height of the vertical wall associated with the proposed raised roof will have some impact on the light and outlook from the front-facing windows in the extension at No.40, which are angled towards the site and recessed behind the original part of that dwelling. However, the proposed extension at No.42 is set back from the front of the bungalow by 3.2m and is over the main roof of the bungalow only, approximately 3m from the boundary. The windows on the extension of No.40 are already shaded to some extent by the forward part of that dwelling and it is not considered that the proposed extension at No.42 will result in a serious worsening of the situation.

The dwellings on the opposite side of the road (No's 39, 41a) are at a lower level and are 22m from the front wall of No.42. The proposed extension will not cause any loss of amenity to the occupiers of those dwellings. It is not considered that the proposed first-floor terrace will cause loss of privacy because of the intervening distance and its view being across the street onto frontages, not private rear gardens. The Council has no standard applicable to distances between facing dwellings at the front.

Access and Parking

The proposal does not reduce the amount of hardstanding at the front of the dwelling and on-site parking provision will remain as existing. It is not considered that the proposed enlargement will result in any specific parking problems in the locality.

Recommendation

APPROVE for reason that:-

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

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ai (External materials for walls and roof of building to be approved)
3. C18Eii (No windows in side walls other than those approved)
4. This permission relates to the following approved plans:
   OS Location Plan and Block Plan received 1 April 2011, Drawing No. 3A (Proposed Floor Plans), Drawing No. 4A (Proposed Elevations) received 7 June 2011

.....