Expiry Date - 28/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0319/10 **Recommendation – Refuse Application**

Site: **2 Manor Road Lancing West Sussex BN15 0EU**

Proposal: **Reduction in height of existing dormers to below ridge level, increase in depth of existing dormers, extension of existing dormer along western roofslope and addition of dormer to eastern roofslope.**

The Application

The application property is a detached hipped roof bungalow on the north side of Manor Road, adjacent to Lancing Manor Park. Its roofslopes face east and west with a gable facing the road. Its immediate neighbour to the west has a different configuration, with the roofslope facing the road.

2 Manor Road has a flat-roofed dormer window on both the eastern and western roofslopes at the northern end; the west-facing dormer is blank with triangular windows in the dormer cheeks. It is proposed to lower the height of these dormers by 0.2m so that they sit below the ridge line and to increase the depth of the dormers by 0.5m-0.6m. It is also proposed to construct a new dormer at the southern end of the eastern roofslope and to extend the dormer on the western roofslope along almost the entire length of the roof. The west facing dormer is proposed to have clear glazing rather than a blank wall on its extended part.

The site lies within North Lancing Conservation Area.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Conservation Architect states that the additions do not enhance the roofscape. He sees no way to reduce the impact except by the removal of the central dormer on the side elevation, which will frustrate the internal arrangement.

Lancing Parish Council – No objections

ADCAG – Refuse as overdevelopment, out of character with the street scene

Third Parties

1 letter received from the occupier of 4 Manor Road objecting on the following grounds:

- Submitted drawing is incorrect as it shows the existing west-facing dormer as having glazing (NB this has subsequently been amended and corrected)
- Property is within a Conservation Area and extensions should not be permitted
- Loss of light
- Loss of privacy to kitchen/breakfast room and small bedroom/study

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB4, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)
PPS5 ‘Planning for the Historic Environment’ (DCLG 2010)

Planning Assessment

Policies

The Council has a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas. It is therefore essential that new development respects the existing historic environment. The relevant policy is AB4 and Government policy and guidance is in PPS5.

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, 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.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

PPS1 states “Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

Visual amenity and impact on character of Conservation Area

The existing dormers on the bungalow are positioned towards the north of the dwelling, furthest from the road. While flat-roofed and sitting just above the ridge, they are not unduly prominent, being partly screened by trees within the adjacent park to the east and by neighbouring dwellings to the west. The proposal, while bringing the dormers below the ridge, will increase the overall prominence of the roof extensions by increasing their depth and bringing the dormer along almost the entire length of the western roofslope and constructing a new dormer at the southern end of the eastern roofslope. The extended and new dormers will be significantly more prominent from the street and adjoining park and, with their felt flat roofs and box-like appearance, will constitute an unacceptable development which would dominate the roofslope and fail to preserve or enhance the historic character and appearance of the Conservation Area.

Residential amenity

The extended west facing dormer will introduce new window openings serving a landing and bedroom which will look directly towards the kitchen/breakfast room of No. 4 Manor Road and, to a lesser extent, to a small bedroom/study. The increased depth of the dormers will increase the opportunity for overlooking where there is currently only a small rooflight at a high level. The landing window could be restricted by condition to be obscure glazed but the proposed bedroom window would need to be clear glazed and would, at a distance of just 5m, result in a loss of amenity and would constitute an unneighbourly form of development.

Recommendation

REFUSE for reason that:-

1. The proposed dormers are unacceptable in that, by reason of their size and design, they do not relate sympathetically to the existing building and constitute dominant roof features which would be harmful to the character and appearance of the Conservation Area. They would

therefore conflict with policies AG1, AB4 and AH7 of the Adur District Local Plan.

2. The proposed dormers on the west roofslope, by reason of their large size and proximity to the side windows of 4 Manor Road, would give rise to overlooking and a loss of privacy, to the detriment of the residential amenities of the occupiers of that property, contrary to policy AH7 of the Adur District Local Plan

Case Officer Peter Barnett Date 25 October 2010