80 Greentrees Crescent, Sompting, Lancing, East Sussex, BN15 9SR

PLANNING STATEMENT

Extension to the Existing Roof by Infilling the Existing Roofspace, Gable End Extensions and Construction of Dormers.

December 2018

ADDITIONAL

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 1822/18
DATE VALID	11 DEC 2018

ASP

Planning and Development Consultancy

Application by Independent Lifestyles

PLANNING STATEMENT

	Name	Signature	Date
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December 2018

INTRODUCTION

1. This statement is submitted on behalf of Independent Lifestyles and relates to a full planning application in respect of the dwelling 80 Greentrees Crescent, Sompting, Lancing, BN15 9SR. The proposal seeks to extend the existing roof by infilling the existing roofspace, gable end extensions and construction of dormers.

2. Section 2 of this statement provides details concerning the site and surrounding area. Section 3 sets out any relevant planning history, Section 4 relates to application proposals and Section 5 details the planning policy context and policy considerations. A conclusion is provided at Section 6.

SITE AND SURROUNDING AREA

3. The property is a detached 2-bedroom bungalow located in the residential area of Greentrees Crescent, Sompting. The housing estate has a general mix of single storey and two storey homes of a similar character. The properties frontage faces Greentrees Crescent looking across to a small area of open space on the opposite side of the road. The rear garden is 'L-shaped' in plan form, this has been divided into two sections. The first section alongside the property is used as an additional parking space. Whilst the second section, to the rear, is grassed and used as a garden. The property is bound by fencing on three sides. Many properties in the vicinity have been extended in various ways with rear extensions as well as with dormer windows, this has contributed to the character of the area. The adjacent property at 41 Boundstone Lane, Sompting has a large extension with dormers to the front and rear of the property. Other properties along Boundstone Lane have extended using rear dormers.

RELEVANT PLANNING HISTORY

4. The site in question was granted planning permission under application number ADC/0502/08 following an amendment of ADC/0237/07.

5. The property also benefits from a certificate of lawfulness pertaining to the fact that use of the property for supported living services falls within the C3 uses class (ref: AWDM/0162/11).

APPLICATION PROPOSALS

6. This application seeks to provide a roof extension to the existing dwelling, using two dormers at the front of the property and one to the rear with rooflights. The extension to the house will enable the provision of two additional bedrooms at the first-floor level with an additional bathroom. The two bedrooms correspond to the dormers facing the road, whilst the rear dormer will be used for the bathroom. The rear dormer and rooflights will be glazed.

7. The design has sought to maximise the existing roof space, this minimises the cumulative volume of the extension. Likewise, the extension does not exceed the height of the original roof of the dwelling and is constructed of clay interlocking tiles; these match the existing dwelling.

8. The property is currently used as a residence for people with Autistic Spectrum Disorder (ASD), the residents are supported in their day-to-day living and assisted when necessary by staff. At present the property only has two bedrooms and one bathroom. The proposals seek to add an additional two bedrooms and bathroom to the property to increase the occupancy of the dwelling to four. It is intended that the residents will live together as a family unit and will share the lounge, bathrooms and kitchen. Each resident will have a bedroom for their own specific use. Appendix 1 provides a statement from the applicant which gives further details about the purpose of the residence.

PLANNING POLICY CONTEXT

9. Section 38(6) of the Planning and Compensation Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area consists of the Adur Local Plan 2017. The council also has a supplementary planning document for extensions and alterations to dwellings, this is considered relevant to this application.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

10. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Within the framework there is a presumption in favour of sustainable development which involves seeking positive improvements in the quality of the built, natural and historic environment as well as in the quality of life. The NPPF supports high quality design and states that policies should not be unduly prescriptive but should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified. Likewise, policies should ensure that developments are visually attractive, with a good layout and effective landscaping (paragraph 127). As explained within this statement it is considered the development fits the local vernacular.

Adur District Council Local Plan 2017 and Supplementary Guidance

11. Policy 15 of the Adur Local Plan requires developments to be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. It is considered that the proposals are in compliance with this policy. The specifics will be discussed below with regard to the councils adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings".

12. Section 2 of the Extensions and Alterations SPD relates to neighbouring properties and seeks to prevent any loss of amenity to existing and adjacent users. As a roof extension, the proposals will have minimal impact on the surrounding properties. The extension has been sympathetic in terms of its ridge height to ensure that there will be no obstruction to daylight. Property no. 78 due to its orientation does not appear to have any habitable rooms on its eastern boundary, this would limit the potential to create an adverse impact by way of a loss of daylight. Likewise, the border running alongside no. 78 is used as a parking area and not for garden space. The orientation of 41 Boundstone Lane ensures that there will be no loss of daylight or privacy. Furthermore, the rear

dormer and roof lights will use obscured glazing, this will prevent overlooking and ensure there is no loss of privacy for neighbouring properties. The extension will relate well to the adjacent property (no. 41) which has a similar albeit larger roof extension, as such the extension will be in keeping with the scale and design of the existing street scene. The extension is well designed and uses materials in keeping with the existing property in terms of colour and texture.

13. Section 3 of the councils SPD relates specifically to dormers and roof extensions. In accordance with the criterion discussed the proposed extension has been kept below ridge level of the existing roof and does not project beyond the walls of the house. The council states that 'roof lights will often be more acceptable', where practical these have been included. Furthermore, the council states that 'the windows in dormers should be similar in style and proportion to those of the original dwelling', in accordance it is considered that the dormers have been designed in line with the proportions of the existing windows and positioned appropriately, particularly on the front elevation where they remain in keeping with the remainder of the building.

CONCLUSION

14. The proposals would not result in unacceptable harm to the character and appearance of the surrounding area. It is considered that the proposed extensions are of high-quality design that is in keeping and appropriate for the dwelling. The proposals will not result in unacceptable harm to the amenities of the occupiers of the surrounding dwellings. It is therefore anticipated that planning permission be granted accordingly and without delay.

APPENDIX 1

Statement from Independent Lifestyles

4th December 2018

To whom it may concern;

Re; Planning Application for;

80 Greentrees Crescent, Sompting, Lancing BN15 9QL

We are an established private social care company, offering supported living, residential care, domiciliary care and days services to adults with Learning Disabilities, Autism and associated needs.

The above property was until recently home to a young man with very complex needs who moved on. WSCC commissioners have visited the site and discussed with us its future use, knowing it will be a valuable and needed service in West Sussex.

The bungalow is on the site of another property run for the same purpose and we intend to continue run it as one, sharing staff over the 2 houses to meet the needs of individuals. Both houses will be staffed 24 hours a day.

These services compliment the current provision we offer and will be valuable to all concerned.

If you require any further information, please do not hesitate to contact me.

Kind Regards

Donna Hawes

Director