Development Management – Delegated Officer Report

Application Number: AWDM/0620/23 Recommendation: APPROVE

Site: 51 Ring Road, Lancing, West Sussex

Proposal: Proposed extension of existing rear (South) dormer; two new front (North) facing dormers, raising of chimney height. Side gable extension to be constructed under permitted development.

Date of Site Visit: 6th June 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached dwelling on the south side of Ring Road in north Lancing. From the street the dwelling appears as a bungalow with hipped roof. On this side of the road the neighbouring dwellings are similar in scale and appearance. Ground levels drop to the rear giving rise to a lower ground floor with flat roof rear extensions and a rear flat roof dormer. There is a balcony to the rear and due to the level change there are views toward the sea to the rear.

Consent is sought to extend the existing rear dormer to the west side to increase accommodation at this level with juliette balcony. Also proposed is the raising of the height of the existing chimney and two front hipped roof dormers. A gable is proposed to the east side of the roof to create a bathroom. This is to be built under permitted development, it is to the side, under 50 cubic metres including the existing roof extensions. Amended plans have been received which show the side windows to be obscurely glazed to comply with permitted development. The amended plans also show the glazing in the west side of the dormer to be obscured as requested by officers.

Representations: - Objections in relation to original plans: -

53 Ring Road: - objection relates to the widening of the rear dormer in the westerly and southern directions.

- Privacy will be compromised due to the windows on the west side being closer to the boundary. Increased overlooking to lawn, first floor bedrooms deck and conservatory.
- Loss of natural screening if the window is moved forward.

49 Ring Road: - Objection as side windows should be obscurely glazed.

62 Ring Road: - Objection due to overextension of property.

- The hip to gable is not permitted development, blocks sea views.
- Loss of amenity and alteration in character.
- The north facing dormers are street facing and inappropriate.
- The dormer extension to the west side would cause overlooking and loss of privacy to neighbours, particularly the west facing windows.

Comments received in relation to amended plans: -

49 Ring Road: - Objection as obscure glazing should be on the east side.

- As the dormer will be rebuilt then is a new build then it should have obscure glazing on both sides.
- The function of the loft room has changed from an observatory to an main bedroom.
- Loss of privacy.

Lancing Parish Council: - It was resolved to support this application

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The side gable is not for consideration here as it is to be constructed under permitted development. The front dormers will be visible within the street scene, they are modest in scale with a pitched roof to be built in materials to match existing. There are other front dormers visible within the street scene or various scale, size and design. These would not be out of keeping and a refusal could not be warranted in this case. The increased chimney height would have no adverse impact.

The rear dormer will result in a significant increase in width providing a larger scale, dominant feature. However the building to the rear is larger scale than the modest front street scene view with the flat roof additions, balcony and glazing. The dormer extension with additional glazing will complement this character, original roof slope will still remain visible and the dormer is set down from the ridge. The dormer will increase in width to the west and remain the same depth and distance from the eastern boundary. Materials to be used will match existing.

Residential amenity

The front dormers and chimney will have no adverse impact in this case in terms of residential amenity. There is a rear rooflight which will also not result in any overlooking.

Objections have been received mainly in relation to the proposed rear dormer extension, the dormer as existing has glazing to the rear and on either side, giving panoramic views from this living space. The proposal also includes clear glazing to the east side with obscure glazing proposed to the west side which as a result of the extension will be closer to the boundary. Ideally it would be preferable to have both sides obscurely glazed and if this were a new development this would be conditioned to avoid any overlooking to the neighbouring amenity space directly adjacent to the boundaries on either side. However in this case, considering the existing relationship, there is currently clear glazing on either side, the space is habitable and will remain as such. The eastern elevation will remain unchanged with the same distance, level of glazing and impact as existing. Officers are therefore not able to justify or insist that this glazing should be changed. The applicant wishes this to remain clear therefore this is accepted in this case.

On the western side the side elevation of the dormer will be closer to the boundary and therefore increased overlooking will occur than currently exists and a change in relationship between the properties results. Therefore in this case obscure glazing is required and is shown on the amended plans. This will be conditioned to ensure that this will remain the case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

4. Obscure glazing on the western side of the dormer extension hereby permitted.
5. No access to the flat roof from the dormer.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 17th July 2023

Authorised by: Peter Barnett Date: 20 July 2023