Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approval**
AWDM/0983/12

Site: **12 Croshaw Close, Lancing, West Sussex**

Proposal: **Single storey side extension and front and rear dormers**

Date of site visit: 18/9/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached gable roofed bungalow within a cul de sac of similar dwellings. The site widens to the rear and a single, detached garage is located adjacent to the northern side boundary. There is a driveway leading from the highway to the garage with some hard surface to the front of the bungalow.

Permission is sought for a single storey, flat roof, side extension which is wider to the rear at 3.5 metres and reducing to 2.6 metres in width. The extension has a maximum depth of 7.3 metres and maximum height of 2.7 metres. It is set back from the front of the bungalow by 1.8 metres and is to be built inline with the rear elevation. It is to provide an enlarged kitchen/diner, entrance hall and bathroom.

It is also proposed to convert and extend the roof with a front and rear flat roof dormer. The front dormer has a maximum width of 3.3 metres, height of 1.9 metres and depth of 3.3 metres. The rear dormer is larger at a maximum width of 5.1 metres, 2.8 metres high and 4.4 metres deep.

The loft conversion will provide two bedrooms and a bathroom.

Representations

***Third Parties:* -** 4 email representations have been received from the owner/occupiers of nos. 25, 27, 29, and 31 Myrtle Road objecting that: -

> The rear dormer will result in a loss of privacy to the rear of the house and rear gardens that are currently private.
> Loss of light
> Will dominate the garden
> Dormer too big

Lancing Parish Council: - No objections

Adur and Worthing Councils: - Environmental Health advise that a contaminated land condition be attached to any decision issued.

Relevant Planning Policies
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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

It is considered that the principle of the proposed extensions is acceptable within this locality. The main issues for consideration are the impact on the character and appearance of the existing bungalow and surrounding locality and the impact on residential amenity.

Policy AH7 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.

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.

Visual amenity

The proposed single storey side extension and front dormer are visible within the street scene. The side extension is modest in scale and due to its set back and flat roof it appears subservient to the existing bungalow. The angle of the side boundary and positioning of the existing garage also contribute to its limited impact. There is also a similar extension at no. 9 Croshaw Close.

The front dormer has been amended to show a reduced width and improvement to the top heavy design. The window is positioned above the existing ground floor window. The dormer is of appropriate scale and is positioned centrally in the roof slope. It is therefore considered to be acceptable in this case.

The rear dormer is large and dominates the rear roof slope. Having said this it will not be visible within the street scene. Although the rear dormer forms part of this application it must however be taken into consideration that this work could be carried out under the property's permitted development rights. Therefore this element of the development could be constructed separately and the end result would be the same.

Residential amenity

The side extension is screened from the adjacent neighbour to some extent by the existing garage at no. 12. The flat roof design reduces the scale of the extension and there is a minimum distance of 8 metres between the side elevation of no. 11 and the proposed extension. The side windows at no. 11 appear to be secondary or serve the bathroom therefore there will be no loss of light or overbearing impact as a result of the proposed extension. There will be one side window in the proposed extension which will serve the bathroom therefore this will be fitted with obscured glazing. There will therefore be no overlooking or loss of privacy to no. 11.

The front dormer will overlook the front of the bungalow and driveway, therefore there will be no overlooking to properties within the cul de sac. The rear dormer faces towards the rear of properties in Myrtle Road. Objections have been received from the owner/occupiers of these properties due to overlooking as a result of the rear dormer. This dormer will be at an approximate distance of 29 metres from the neighbouring properties therefore at this distance there is not considered to be any significant overlooking. Also taking into consideration the fact that a rear dormer could be built at this property under permitted development this is not such to warrant a refusal in this case.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Tile hanging on dormer to match existing roof tiles.
3. External materials to match existing
4. Permission relates to approved plans:
   Drawing No: 1125/12/P/01A – received 25th September 2012
   1125/12/P/02A – received 25th September 2012, 1125/12/P/03 - received 14th August 2012
5. Contaminated land condition
6. The ground floor bathroom window in the ground floor side extension hereby permitted shall be obscurely glazed at all times.

7. The first floor side landing window shall be fitted with obscure glazing and shall be non-openable at all times.

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Hannah Barker Date: 26th September 2012

Authorised by: Jo Morin Date: 1 Oct 2012