Development Management – Delegated Officer Report

Application Number: AWDM/1920/17 Recommendation – APPROVE

Site: 55 Barfield Park, Lancing, West Sussex

Proposal: Single storey side and rear extensions (existing detached garage to be demolished) (Amendment to previously approved AWDM/1258/17)

Date of site visit: 23.10.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a detached, hipped roof bungalow within a street of similar properties. There is a driveway to the side and front garden area with dwarf front boundary wall. The application referred to the demolition of a detached garage which at the time of visiting the site had been removed, yet it is clear where the garage was sited and this is shown on the submitted plans. The application site is wide to the front narrowing to the rear with a very long, narrow rear garden.

Consent was sought and approved in October 2017 for a single storey side extension with half hipped roof. This was a maximum width of 3.8 metres and depth of 6.4 metres. The height of the extension approved was lower than the main ridge at 4.1 metres high. This extension provided a bedroom and ensuite. Amended plans were approved showing the side extension set back by 0.75 m. The extension was originally proposed with a front bay and was flush with the existing front bay. It was considered that the side extension should be more subservient to the main dwelling. There should be some form of set back and break up in the roof line and not a continuation of the existing roof. Originally a greater set back of 1.5 metres was recommended by the case officer, yet the applicant's agent argued that the setback proposed here was significant enough to allow the extension to appear subservient and overcome the concerns of officers. This was accepted. In addition to the side extension a single storey flat roof rear addition was permitted. This extension is 7.2 metres wide and 5 metres deep. This extension will provide a sitting room and dining room.

The current application is an amendment to the approved scheme. Negotiations have taken place between the case officer and the applicants, discussing a reduction in the bulk of the roof form of the side extension and to reduce the set back required to the side extension to allow the provision of more internal floor space to the proposed bedroom.

The side extension when viewed from the west will have a partially flat roof, the rear section of the extension will be visible as a flat roof and the front and side of the front

part of the extension will have a dummy pitch. The original consent showed a full pitch on the side extension. The current application also shows the set back of the side extension as being reduced to 500 mm therefore the footprint of the side extension slightly increased from that originally approved.

Lancing Parish Council: -

Adur and Worthing Council Engineers: - The applicant CANNOT culvert the ditch or impede flow in anyway.

Representations: 1 representation received from No. 54 Barfield Park:

- In general support of this application but do have some concerns questions and comments arising from the plans presented and now amended.
- The previous report referred to 57 and should be 54.
- Side high level windows, overlooking? Were not on previous plans.
- Parking – concerns that more cars will be forced onto the road.
- Drainage queries.
- Single storey development or upper floors proposed?
- Drawings submitted show stairs, require clarity with regards to submitted plans.
- Impact of building works, disturbance and working hours.

Relevant Planning Policies

Adur Local Plan Policy 15 (2017)
Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed works to upgrade an existing dwelling house within the built up residential area. The main issues for consideration are the impact upon the character and appearance of the existing building and street scene and residential amenity. The changes to the proposal are set out above and are for consideration here.

Visual Amenity and Impact upon Character and Appearance of the existing bungalow and street scene.

As amended it is considered that the side addition with flat roof is not overly prominent within the street scene, it is set back and not clearly visible. The front section remains with a pitched roof and is in keeping with the main, original

bungalow. The set back of the side extension has been reduced, but it is considered that the setback is sufficient here despite its reduction. There still remains separation between the main frontage and side addition. When viewed from the side the front section of roof is visible in front of the side setback. The side extension remains subservient and in keeping in character and scale with the host dwelling. The original part of the bungalow appears as such and remains as the main front projection. As with the original consent, when approaching the site from the west the extension does not appear overly dominant it is set back further than the original garage was. The roof is significantly lower than the main ridge.

The rear addition is unchanged front that originally approved.

Residential Amenity

There is not considered to be any adverse impact upon neighbours as a result of the proposed changes here.

Other Matters
The previous application was not considered by Adur and Worthing Council's engineers. Comments have been received in relation to this current application only. Direct discussions have been held between the applicant's agent and the Engineer, they are satisfied that nothing that is taking place should affect the ditch and therefore are happy for the work to continue. An informative is attached below to advise of this.

The neighbour who submitted the representation has been emailed by the case officer addressing all the points made and clarifying details. They are satisfied with the response. Amended plans have been submitted to show the stairs removed from the ground floor plan, the scheme for consideration here is single storey only. Also one of the side high level windows has been removed from the plans. The proposal can be supported.

Recommendation

APPROVE

1. Standard time limit
2. Approved Plans
3. Materials to match existing, (render and tiles to match existing)
4. No openings in the north east side elevation.

Informative

1. Proactive with amendments
2. The applicant is advised that as the site abuts a strategic ditch, during construction the applicant cannot culvert the ditch or impede flow in anyway.

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

Case Officer: Hannah Barker Date: 23rd January 2018

Authorised by: Peter Barnett Date: 23 January 2018