Development Management - Delegated Officer Report

Application Number: AWDM/1738/14 **Recommendation –** Approve

Site: 15 Bowness Avenue, Sompting, Lancing

Proposal: Demolition of existing conservatory. Single storey rear extension incorporating hip to gable roof extension. Proposed dormers to east and west elevation.

Date of site visit: 26.01.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the south side of Bowness Avenue. This is a predominantly residential area comprising of a mix of semi-detached and detached bungalows in the immediate vicinity of the site. St Peters Church and its lawn frontage is located opposite the site, on the corner with Arnside Close.

An application for a certificate of lawfulness (AWDM/0490/14) for dormers to the east, west and south of the existing roof was submitted to the Council last year and it was considered that the dormer extensions could be built under the property's permitted development rights and therefore without the benefit of planning permission. Following a further visit to the site it is noted that the dormer extensions have not however yet been constructed.

This application seeks planning permission for dormer extensions to the east and west of the bungalow and an extension to the southerly of the property which will incorporate an enlarged living room at the ground floor level and a new bedroom within the pitched roof space of the extension. The proposed dormer extensions would incorporate the same scale and position on the easterly and westerly roof slopes as those previously considered under Certificate of Lawfulness application AWDM/0490/14. The proposed rear extension would replace an existing single storey conservatory and brick built extension to the rear of the existing property. The proposed rear extension would measure 5 metres in depth from the original rear wall of the bungalow, the full 8.4 metres width of the existing dwelling and extend in line with the ridge line of the existing bungalow at 5.5 metres in height.

Relevant site history

AWDM/0490/14 – A Proposed Certificate of Lawfulness application was approved in 2014 for dormers to the east, west and south of the property.

AWDM/0756/13 – Planning permission was granted in 2013 for demolition of existing conservatory and erection of single storey rear extension.

S/2/01/TP/18918 – Planning permission was granted in 2001 for a single storey rear extension.

S/73/03/TP/20892 – Planning permission was granted in 2004 for a rear conservatory.

Consultations

Sompting Parish Council has objected to this proposal on the basis that the development would be out of scale and out of character to the existing dwelling and neighbouring properties. The Parish Council also considers that the development would be contrary to the character and appearance of the street scene.

Representations

One letter of representation has been received from the occupier of 14 Carnforth Road who has raised concerns regarding the potential overlooking from the first floor southerly facing window in the extension into their conservatory and rear garden. The neighbour has therefore requested that this window be obscure glazed.

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’
National Planning Policy Framework (CLG 2012)

Planning Assessment

There is no objection in principle to the proposed development which involves extensions to an existing dwelling house. The main issues for consideration are the impact of the proposed extensions on the visual amenities of the area, the amenities of neighbouring occupiers and the fall-back position in relation to the roof extensions that can be built under the properties permitted development rights (as considered under Certificate of Lawfulness application AWDM/0490/14).

Visual amenity

Within the road there are a mixture of detached and semi-detached bungalows and two storey properties. The bungalow properties within the vicinity of the application property have no particular uniformity in terms of appearance and incorporate a variety of different hipped and pitched roof designs. The proposed extension would replace the existing conservatory and single storey extension to the rear and would extend a total of five metres from the original wall of the dwelling house. The roof of the extension would extend across at the same height as the existing ridge line and a gable end will be added to the south. The easterly and westerly side profiles of the proposed rear extension would be visible from the Bowness Avenue, the increased length of the bungalow and the southerly gable end would not however be considered to appear particularly prominent or out of keeping

within the surroundings given the varied roof designs of bungalow properties within the road. The external walls of the extension would be brick to match the existing dwelling house and the roof tiles would also match the roof tiles on the existing property, this will ensure that the external finish and materials will remain sympathetic to the existing property.

The proposed side dormer extensions are large, measuring 5.5 metres wide and have a bulky flat roofed box form which would be visible from the road. These dormers can however be constructed under the property's permitted development rights as previously assessed under Certificate of Lawfulness application AWDM/0490/14 providing that all of the easterly and westerly facing windows are obscure glazed and fixed shut below 1.7 metres from the finished floor level.

The proposed rear roof extension and easterly and westerly dormers would exceed the property's permitted development rights and therefore planning permission has been applied for under this application. Nevertheless, the Council needs to consider the fall-back position in that should this application be refused on the grounds that the proposed dormers do not relate sympathetically to the existing bungalow and detract from the visual amenities of the street scene then the dormer extensions can still be constructed under the property's permitted development rights and therefore without the benefit of planning permission.

Whilst the majority of bungalows within this section of the road have not currently extended into their roofs, it is worthy of note that no. 27 Bowness Avenue is in the process of being extended with flat roofed box dormers being added to both the easterly and westerly sides and a hip to gable enlargement to the rear. These roof extensions are within the permitted development parameters for the property and can therefore be built without the benefit of planning permission. These dormers are highly visible from Bowness Avenue and do not relate sympathetically in terms of scale or appearance to the modest hipped roof proportion of the bungalow.

Taking into account the planning fall-back position with regard to the proposed side dormers and the flat roofed box dormers that have been added to the neighbouring property in the road under permitted development, it is considered difficult to argue refusal on the basis of the impact of the proposed roof additions on the visual amenities of the area. The elevation and section drawings submitted still show an inconsistency in the distance between the bottom of the dormers and the eaves level of the original bungalow. The section drawing shows that a gap would be located between the bottom edges of the side dormers and the eaves of the original roof and this would be preferable as the dormers would be set into the roof slope and appear more visually in keeping with the existing property.

Residential Amenity

The proposed rear extension would extend 5 metres from the original rear wall of the dwelling house and would replace existing single storey extensions which extend 3.4 metres from the original wall of the dwelling house. The proposed extension would be distanced to the westerly neighbouring property

by 4.2 metres and to the easterly neighbouring property by 5.9 metres. The extension would be partly screened to the west by the neighbour's garage and to the east by the neighbour's garage and the garage belonging to the application property. Given the distance between the proposed extension and the screening from the existing garage outbuildings, it is considered that the proposed extension would not cause a harmful loss of light or overbearing to the amenities of the easterly and westerly neighbouring occupiers.

The proposed easterly dormer would incorporate three windows, two would serve a bathroom and one would serve the first floor bedroom. The proposed westerly dormer would incorporate one window which would serve the first floor bedroom. All of the windows overlook the gardens of the neighbouring properties to the east and west. The bedroom windows in particular are set back towards the rear part of the property and as they would serve a habitable room it is considered they would cause a loss of privacy to the rear gardens of the easterly and westerly neighbouring bungalows. In order to ensure that the privacy of the easterly and westerly neighbouring properties are maintained these windows will be conditioned to be obscure glazed and fixed shut above 1.7 metres from the finished floor level. If the dormers were to be constructed under permitted development all of the easterly and westerly facing dormer windows would be required to be obscure glazed and fixed shut above 1.7 metres from the finished floor level under Class B of the GPDO.

A letter of representation has been received from the occupier of 14 Carnforth Road to the south who has requested that the first floor window in the southerly gable end be obscure glazed to avoid overlooking into their neighbouring garden and conservatory. The first floor southerly facing window would serve the first floor bedroom in the application property and would be distanced from the southerly neighbour's rear garden by approximately 15 metres and from the southerly neighbour's conservatory by approximately 28 metres. Given the separation distance between the proposed southerly facing window and the southerly neighbouring property/garden it considered that the proposed window would not cause any harmful overlooking to the private amenity of the southerly neighbouring property. Imposing an obscure glazing condition on this first floor southerly facing window would not therefore be considered to be reasonable or relevant to planning and would not meet the tests for conditions.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Received on 16th December 2014.
   Title: Block Plan, Drawing No. 15-BA-001-14 NOV/FPA, Received on 16th December 2014.
   Title: Existing Ground Floor Plan, Drawing No. 15-BA-011-EX-14, Received on 16th December 2014.

Title: Proposed Ground Floor Plan & Roof Plan, Drawing No. 15-BA-003-14- NOV/FPA, Received on 16th December 2014.
Title: Proposed First Floor Plan, Drawing No. 15-BA-004-14 NOV/FPA, Received on 16th December 2014.
Title: North Front Elevation Plan, Drawing No. 15-BA-005-14-NOV/FPA/A1, Received on 5th February 2015.
Title: Proposed South, East & West Elevation Plans, Drawing No. 15-BA-002-14NOV/FPA/A1, Received on 5th February 2015.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. Matching materials
4. Side (east & west) windows to be obscure glazed & fixed shut above 1.7m
5. No additional windows (east & west)
6. The east and west side dormers hereby permitted shall be erected in accordance with the section drawing shown on drawing no. 15-BA-005-14-NOV/FPA/A1 (Received on 5th February 2015) and a gap of 37mm shall be maintained between the bottom edges of the side dormers and the eaves of the existing roof.

   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

Informative

Proactive Statement – Amendments

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

Case Officer: Rebecca Tier Date: 2nd February 2015

Authorised by: Jo Morin Date: 09.02.2015