AW/271/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Alterations to roof to form dormered bedroom. 23 Lincoln Avenue, Rose Green, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. A hip to gable extension is proposed in addition to one front and one rear dormer window. The hip extension measures approximately 4.1m in width and 8.2m in width as it spans from the front to the rear eaves. The front dormer measures 3.7m in width with a maximum height of 1.7m and a maximum depth of 2.0m. The rear dormer has identical dimensions and there is also proposed a small roof light adjacent to the dormer.
SITE AREA	Approximately 300m².
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	No trees to be effected.
BOUNDARY TREATMENT	To the rear of the site there is a 4.0m high bush against the southern boundary and a 3.0m high hedge along the northern boundary.
SITE CHARACTERISTICS	A small single storey semi-detached dwelling formed of concrete render walls and small brown roof tiles sited on a long, narrow residential plot.
CHARACTER OF LOCALITY	A residential area comprising relatively similar single storey semi-detached dwellings with steep roof pitches and regular front setbacks.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AW/4/92	Extension to form 3 no. bedrooms and bathroom. Room in roof with rear dormer window.	Approved conditionally 03-02-92

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
~~Rose Green~~ Aldwick Parish Council	Awaited
Local Groups	None
Others	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1
Arun District Local Plan : GEN2, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

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CONCLUSIONS

The subject dwelling and the adjoining property at No.25 Lincoln Avenue currently create a symmetrical built form. Each has a fully hipped roof.

The neighbouring semi-detached properties on either side of the subject site and its neighbour, No.25, are also symmetrical in form although No.29 has a dormer window to the front. Beyond this, there are nine examples of front dormers between 1-40 Lincoln Avenue and two examples of hip to gable extensions. These developments have occurred either via permitted development or via planning consent and each has disrupted the symmetrical elements of the semi-detached dwellings that characterise this street.

As such, it is considered that while the proposed hip to gable extension in addition to the front and rear dormers will significantly disrupt the symmetry and thus appearance of the site, the proposal is considered acceptable on aesthetic grounds given its context in a street full of dwellings which have been the subject of many roof alterations. Furthermore, the proposed front dormer itself has a simple design and is modest in scale so as not to dominate the existing roof pitch. The proposed hip to gable extension and the front dormer and therefore considered to be acceptable.

With regard to the proposed dormer windows to the rear, while there are no other examples of rear dormer windows in the immediate vicinity of the site, the proposal is small in scale and appears to blend effectively with the existing roof pitch given its modest scale. It is recommended there be a condition requiring materials to match the existing dwelling which will assist the dormer windows to further integrate with the existing dwelling.

With regard to overlooking, the proposed rear dormer window is sited approximately 4.2m away from the southern boundary which is formed by a combination of a 4.0m high bush and a 2.0m high wooden fence. It is considered that there will be limited overlooking potential into the rear garden of No.21 to the south as a result of the proposed dormer window. To the north, the window is approximately 2.2m away from the common boundary. No.25 to the north has a very deep single storey rear extension in addition to 3.0m high hedges along the common side boundary and as such overlooking into the rear garden of No.25 will also be limited. ~~The proposed velux roof window will service the ensuite and as such should be in obscured glazing which will prevent any overlooking potential.~~

Having regard to the above, the proposed roof extensions are considered to be acceptable and as such, the application is recommended for approval subject to the conditions set out overleaf.

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ALDWICK AW/271/06/

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23 Lincoln Avenue
Rose Green
Bognor Regis

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.