Expires 5/12

Development Control – Delegated Officer Report

Application Number: ADC/0498/08 **Recommendation - Application Permitted**

Site: **3 Crabtree Lane Lancing West Sussex BN15 9PF**

Proposal: **Loft conversion with front dormer**

The Application

The application property is a semi detached hipped roofed bungalow with a front ground floor projection located on the south side of Crabtree Lane. It is proposed to construct a flat roofed dormer window in the front roofspace of the bungalow. The dormer would measure 2.6m wide, 1.5m high and 2.1m deep. It would be set 0.8m below the ridge and 1.5m above the eaves.

Consultations and Representations

Consultations/Comments

None

Third Parties

Lancing Parish Council – No observations

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan 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. Dormer windows should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible. In some locations, front dormers may not be acceptable.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The proposed dormer will be a modest addition which maintains a large amount of roofspace around it, in accordance with the Council's DC Standard. While there are no other front dormer windows in the immediate vicinity of the site, it is not considered that this proposal will unduly harm the character or appearance of the street scene.

Residential amenity

The dormer will face towards 4 Crabtree Lane on the opposite side of the road, approximately 25m away. It is not considered that there would be any loss of residential amenity as a result of this proposal.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12E3

Case Officer..... Date...6/11/06