Development Control – Delegated Officer Report

Application Number: ADC/0128/10 **Recommendation – Permit Application**

Site: **3 Freshfields Close Lancing West Sussex BN15 9LS**

Proposal: **Front dormer (with rear dormer as 'permitted development')**

The Application

The application site is a gabled roof bungalow within a cul-de-sac of similar style properties. There is a front garden and vehicular access leading to a driveway to the side and a garage building.

Permission is sought for a front flat roof dormer 3.3 metres wide, 1.7 metres in height with a maximum depth of 2.4 metres. The submitted plans also show a large rear flat roof dormer which is permitted development and therefore is not for consideration as part of this application. The loft conversion will provide two bedrooms within the roof space.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan, which relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

The proposed front dormer will face onto the highway to the front of the bungalow. There is a minimum distance of 21 metres between the application property and the bungalows opposite, it is not considered that there will be

any greater over looking than already exists mutually between the frontages of these bungalows.

Visual Amenity

On the whole the bungalows within the cul-de-sac when viewed from the street do not have front dormers. However adjacent to the site, nos. 7 and 9 and opposite no. 12 Freshfield Close have matching flat roof dormer to that proposed. The dormer is not overly dominant and is positioned centrally within the roof slope. It is not considered that the proposed dormer would be out of keeping with the character of the street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The Development hereby permitted shall be carried out in accordance with the following plans: -

   Location Plan, Block Plan, Proposed Floor Plans and Elevations – received 15th April 2010.

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

Case Officer.... [redacted] .....Date.....13/5/10.

[redacted] 13/5