Development Management - Delegated Officer Report

Application Number: AWDM/0156/22 Recommendation – Approve

Site: 56 Boundstone Lane, Lancing

Proposal: Single story rear extension. Loft conversion with hip to gable roof extension, front and rear dormers with weatherboard cladding, front roof lights and first floor obscure glazed side window.

Date of site visit: 11 February 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a hip roofed semi-detached bungalow on the east side of Boundstone Lane. It has rear access from Elmstone Close. It is proposed to construct a hip to gable roof extension, with large rear dormer and smaller front dormer, with slate grey weatherboard cladding on the walls of the dormers and on the new gable end. A ground floor rear extension is also proposed, measuring 3.5m deep.

Relevant Planning History

L/32/95 - Rooms In Roof (With Part-Hipped Gable At Side And Rear Dormer) And Detached Garage - Refused because of excessively large size of dormer

Consultations

Lancing Parish Council: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed works to the roof would ordinarily be permitted development but are not in this case because of the use of non matching materials. While the rear dormer is large (and it is noted that an earlier application in 1995 was refused for a large dormer) it is not considered that such a feature would be considered visually harmful on this occasion.

It will be visible from Elmstone Close to the rear but there are other large rear dormers within the surrounding area and, given the PD fallback if constructed in matching materials, it is considered that insufficient harm is caused to warrant refusal this time around.

The front dormer is more modest and is considered to be acceptable in the street scene.

The rear extension is also of an acceptable size and appearance.

The use of slate grey cladding is acceptable.

Residential amenity

The roof extensions do not cause harm to neighbouring occupiers. The rear dormer faces towards Elmstone Close and is sufficiently distant from neighbours to not cause a loss of privacy.

The ground floor extension is 3.5m deep which complies with the Council's guidance and, being to the north of the attached dwelling, no loss of light or outlook is anticipated.

There are side windows and rooflights in the bungalow to the north which face the site, plus a rear conservatory, which may lose some light as a result of the roof extensions. However, there is a 5.5m gap from the extensions and it is not considered that it will be adversely affected.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Obscure glaze side window
4. Materials as specified

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 1 March 2022

Authorised by: Gary Peck Date: 1 March 2022