Development Control – Delegated Officer Report

Application Number: AWDM/0367/14 Recommendation – APPROVE

Site: 7 Fairview Road, Lancing

Proposal: Extensions to existing dormers to rear (south) and side (west) elevations

Date of site visit: 01.04.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is situated on the southerly side of Fairview Road and comprises a detached bungalow property which has previously been extended within the roof with existing dormers situated to the south and west. The road is residential in nature with other dwellings typically comprising detached bungalows properties.

The proposal seeks planning permission to extend the existing dormers to the south and west of the bungalow to create a new bedroom and larger bathroom at first floor level. The proposed southerly rear dormer extension would measure 2.8 metres in length by 1.6 metres in depth and 1.6 metres in height and the proposed westerly side dormer addition would measure 1.9 metres in length, 1.6 metres in depth and1.6 metres in height. The proposed dormer extensions would be tile hung to match the existing roof.

Amended plans have been received during this application, following the confirmation from the applicant that the red edged site shown on the site and block plan was incorrect and should not incorporate the area of land to the west and to the rear of no. 9 Fairview Road.

Consultations:

Lancing Parish Council have raised no objection to this application.

Representations:

No letters of representation have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AG7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves extensions to an existing dwelling house.

Visual amenity

The proposed westerly dormer extension would extend the existing small flat roofed dormer located within the recessed pitched roof at the front of the bungalow. Whilst the existing dormer is visible with the street scene, it is considered to be modestly proportioned within the roof slope of the bungalow and the other single storey extensions and the garage to the north of the bungalow appear more prominent from the street scene perspective due to projection to the front of the property. The proposed extension to the side dormer would be set into the roof slope and would incorporate tiling to match the existing roof. It is therefore considered that the proposed westerly dormer extension would not appear out of keeping within the street scene.

Residential amenity

The proposed westerly dormer window would face the blank gable end of the neighbouring bungalow to this side. The submitted plans show that the proposed window would be obscure glazed and fixed shut up to 1700mm above the internal floor level. It is considered that this would ensure that the dormer window would cause no loss of privacy to the amenity of the westerly neighbouring occupiers.

The dormer extension to the rear of the property would overlook the application property's large rear garden. No windows would be incorporated in the side elevations of the rear dormer and it is therefore considered that the proposed dormer extension would not cause any loss of privacy to the westerly neighbouring occupier(s).

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

Subject to 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.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing Titled: Site Plan: received on the 4th April 2014.
   Drawing Titled: Block Plan: received on the 4th April 2014.
   Drawing No. 11/690/01 received on the 21st March 2014.
   Drawing No. 11/690/02 received on the 21st March 2014.
   Drawing No. 11/690/03 received on the 21st March 2014.
   Drawing No. 11/690/04 received on the 21st March 2014.

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

3. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall, prior to commencement of use of the extensions, be completed to match in colour and texture those of the existing building.

   Reason: *In the interests of visual amenity and to comply with saved policies AG1 of the Adur Local Plan.*

4. *Obscure glazed window condition – westerly dormer window*

Informative

1. Proactive Statement – Approved (Amendment)

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

Case Officer: Rebecca Tier Date: 8th May 2014

Authorised by: Jo Morin Date: 12.05.2014