Development Control – Delegated Officer Report

Application Number: AWDM/0529/16 Recommendation – APPROVE

Site: 25 Annweir Avenue, Lancing, West Sussex BN15 9NF
A
Proposal: Front dormer and rooflight (west). Rear dormer constructed under permitted development).

Date of site visit: 05.05.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a two storey middle of terrace residential property on the east side of Annweir Avenue, Lancing. The terracing is on both sides of the road, and on streets nearby.

The properties within the street have predominantly PVCu windows and doors, and many have gain vehicular access to hard surfaced former front garden area.

Proposal

Planning permission is sought for a dormer to the front roof slope together with a rooflight. (The plans also note that there will be a rear dormer to be constructed under permitted development rights, however, no further information is given on this dormer, and thereby this will not be considered further within this report).

The front dormer will measure some 2m wide x 1.8m high x 2.3m deep, and will be some 200mm from the ridge tiles. The window will also be above the first floor window, in line, as that is above the ground floor window. The room that will be created within the roof space, is indicated to be a bedroom.

The rooflight will be positioned above the new staircase to the newly created room within the roof.

Consultations: Southern Water : Require informatives if approved with regards to sewers.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed front dormer is in proportion to the dwelling, and would not look out of keeping with its neighbours or the character and appearance of the street. The window within the dormer marries up with the lower windows, and should provide a development which is appropriate.

Others within the street have undertaken the construction of front dormers, therefore, it is unlikely that the roof extension would have a serious impact on the street-scene.

Residential Amenity

The fact that the dormer will be indented away from its neighbours within the terrace, together with the fact that it is in proportion with the roof, means that it will have no adverse amenity impacts for either of the adjoining neighbours.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match existing roof slope
4. No windows in sides

Informative

1. Informative
2. SWS sewer informative

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

Case Officer: Eve Hearsey Date: 17.05.2016

Authorised by: Jo Morin Date: 19.05.2016