expires 8/5

Development Control – Delegated Officer Report

Application Number: ADC/0100/09 **Recommendation - Application Permitted**

Site: **71 Lynchmere Avenue Lancing West Sussex BN15 0PB**

Proposal: **Balcony-type rooflight at rear**

The Application

The application property is a detached bungalow located on the western side of Lynchmere Avenue. The road rises steeply from south to north. To the north, no.73 is a bungalow which has had its roof converted into living accommodation. A dormer window and two rooflights are on the southern roofslope facing towards the site.

The applicants have recently converted their roofspace into living accommodation and retrospective planning permission is sought for a rear facing Velux Cabrio window which opens to floor level and forms a small balcony. Ordinarily, rooflights would not require planning consent but the formation of the balcony means it falls within development not permitted by Part 1, Class B of the 2008 GPDO Amendment Order.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

1 letter received from the occupier of 73 Lynchmere Avenue stating that, while they will lose some privacy, no permission would have been required for a rooflight and they therefore have no objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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. The proportion of the garden area taken up by a proposal should not be excessive.

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 and character

The rooflight measures 0.8m wide and 1.5m high and opens to form a balcony 0.7m deep. It is on the rear roofslope and cannot be seen from the street. The rooflight does not have any adverse impact on the character or appearance of the building.

Residential amenity

The rooflight, when fully open, does enable more overlooking of the neighbouring gardens than if it were closed. However, the extent of the increase in overlooking is not considered to be significant compared to that which could result from a 'normal' Velux rooflight which could be installed without the need for planning permission. It is not considered therefore that the development results in a serious loss of amenity for the neighbours and permission can be granted.

Recommendation

APPROVE for reason that :-

1PPi

No conditions

Case Officer [redacted]

Date 9/4/09

[redacted] 14/4