Expires 14/3

Development Control – Delegated Officer Report

Application Number: ADC/0035/07 **Recommendation - Permit Application**

Site: **27 Culver Road Lancing West Sussex BN15 9AX**

Proposal: **2 Front dormer windows**

The Application

The application property forms part of a small estate of semi-detached bungalows on the south and west side of Culver Road. To the north is Lancing Football Club whilst to the east is the road access and seven properties of mixed design.
The proposal is for two front dormer windows with pitched roofs to be added to 27 Culver Road in order to create additional bedroom space. Currently, of the eleven dwellings that make up this estate only a doctors' surgery at no.19 has an existing front dormer.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

Lancing Parish Council have No Objections to the proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The main issue concerns whether the addition of two front dormers would be in keeping with the existing design and character of the neighbourhood.

The immediate reaction on visiting Culver Road would be to resist this proposal as there have been no obvious additions or alterations to the fronts of the existing properties. It would therefore be felt that the addition of front dormers to one of the dwellings would be out of character with the streetscene. However a proposal set out under L/0022/06 at Nos.19 and 21 Culver Road included the addition of two flat roofed front dormers (matching an existing front dormer at No.19) to provide first floor office space to an expanded doctors' surgery. This application was approved with no issue being raised by either the residents consulted or the delegated officer concerning the impact of the front dormers on the streetscene. This has therefore set a precedent that would make the dormers at No.27 unreasonable to refuse on the grounds of being out of character with the neighbourhood.
The design of the dormers, with a hipped roof extending to the ridge line of the dwelling, would not however conform to the design standards as set out in the Development Control Standard No.3. This clearly states that dormers should not over-dominate a dwelling and be kept well below the ridge level of the existing roof. Following a telephone conversation with the architect, amended plans were received altering the hipped pitch to a flat roof set 600mm down from the ridge line. The dormers are therefore more appropriately proportioned within the roof space. Whilst the flat roof would differ from the pitch on the rear dormers, it is not possible to see this difference as the profile of the property is not visible from the street. More importantly the flat roofing would be in keeping with an existing small dormer at No.19 and the approved dormers at No.21 whilst providing a consistency of design within the estate. It is therefore considered that the designs are acceptable and consistent to the steetscene whilst not overdominating the property.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci (standard time limit)
2. C12Ei (external materials to match existing)
3. C14Ai '...received on 19 February 2007....' (permission relates to amended plan)

plan (01A)

Case Officer.....

Date 19/2/07

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