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Development Control – Delegated Officer Report

Application Number: ADC/0244/08 **Recommendation – Permit Application**

Site: **359 Brighton Road Lancing West Sussex BN15 8JS**

Proposal: **Loft conversion (with part-hipped side gable and rear dormer)**

The Application

The site is located within the built up area of Lancing a semi detached two storey property with a hipped roof. There is a driveway and garden to the front of the property. In Brighton Road there is a mixture of properties and building ages, types and designs. However the application site is located within a row of similar semi detached dwellings all with hipped roofs.

Permission is sought to convert and extend the loft space of the property to provide two bedrooms and a bathroom. A rear flat roof dormer is proposed 5 metres wide, 2 metres high and with a maximum depth of 3 metres. A gable extension with a barn end is also proposed.

Consultations and Representations

Third Parties: **-** 3 letters of objection have been received making the following comments: -

- The rear dormer will over look to the rear and result in loss of privacy to gardens and dwellings.
- Dormer would be out of character.
- Loss of property value.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - 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 area, requiring high standards of design,

layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and sympathetic to the original dwelling. Supplementary Planning Guidance on DC Standard No. 3 'Extensions and Alterations to Dwellings' states that to the rear a minimum distance of 22 metres between facing principal is required to avoid any overlooking or loss of privacy.

Residential Amenity

The proposed rear dormer and gable extension will be visible from the properties to the rear of the site in West Way. There is however a distance of approximately 42 metres between the rear of no. 359 and the properties to the rear. It is therefore considered that there will be no significant loss of light or privacy; overbearing impact in this case.

Visual Amenity

The proposed side gable extension will be visible within the street scene, the property is sited within a row of similar pairs of hipped roof semi detached properties. The change to the design of the roof will result in a more bulky roof which will unbalance the symmetry between the pair of semi detached dwellings. Amended plans have been sought and received which show a reduction in bulk to increase the barn hip. The rear dormer has also been reduced in width to 4.3 metres in line with officer's advice.

The amended plans are considered to be acceptable and are an improvement to the previous scheme, it is considered that although the extension will result in a change to the existing hipped roof the proposal will not have an adverse impact on the street scene which would be such to warrant a refusal in this case. The rear dormer has been reduced in scale and is therefore also considered to be acceptable in this case and does not dominate the existing property.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C14Ai - 10th June 2008, AH7 and DEV1

Case Officer..... J Barker ..... Date.... 10/6/08 PB 11/6/08

Chair of Development Control Committee.. C. I. Mills .... Date... 4/07/08.

~~Head of~~ Planning Services Manager ..... Date... 3-/6/08..