**Development Management - Delegated Officer Report**

**Application Number:** **Recommendation – Refuse**
**AWDM/1477/15**

**Site:** **38 Barfield Park, Lancing**

**Proposal:** **Rooms in roof (front dormer)**

**Date of site visit:** 23 November 2015

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site comprises a detached hipped roof bungalow located on the north side of Barfield Park. The bungalow has been extended to the roof with a hip to gable extension to the rear and side dormer window extensions under permitted development. The character of the area comprises mainly similar hipped roof bungalows, either detached or semi-detached, with some variation to the depth of front hipped roof projections.

The application proposes a front dormer window extension to be sited centrally within the front roofslope facing the street. The dormer extension would measure approximately 1.5 metres in width and 2 metres in height to the top of a hipped roof. This would be set approximately 0.1m below the existing ridge line.

**Relevant site history**
None relevant at the application site

No.54 – a front dormer extension was granted retrospectively in 1994 – L/70/94 refers

**Consultations**
Southern Water – require a formal application for any new connection to be made to the public foul sewer to be made by the applicant or developer and state that initial investigations indicate that there are no public surface water sewers in this area to service this development. Alternative means of draining surface water from this development are required and this should not involve disposal to a public foul sewer. An informative is recommended to advise the applicant of Southern Waters requirements should permission be granted.

**Representations**
Lancing Parish Council – *Object. Committee considered this to be over development and out of character with the street scene.*

**Relevant Planning Policies**
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

**Residential amenity**
The dormer extension would be located at the front of the bungalow facing onto the street where there are other front windows overlooking the street, albeit at ground floor level. The dormer window extension would not give rise to any significant harm to residential amenity given its scale and position.

**Visual amenity**

There is one example of a similar front dormer extension in Barfield Park which was constructed in the 1990s where retrospective permission was granted (L/70/94 refers). This decision predates the Local Plan which was adopted in 1996 and in policy AH7, requires design and materials to be sympathetic to the building and area in general. It should be noted that there is otherwise a general absence of first floor extensions on the front of dwellings in the vicinity of the site, although with some flat roof additions in the wider area to the south, but with largely unbroken front roofslopes being a distinctive feature and characteristic of the streetscene immediately surrounding and in the approaches to the site.

Policy AH7 is consistent with NPPF which identifies as one of the core principles of the planning system to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17). Moreover, it states that planning decisions should aim to ensure that developments respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation (paragraph 58).

Any alterations to the south side of the roofslope fronting the street would be highly visible and the prominence of the dormer would be exacerbated by the lack of any other front dormers visible in the streetscene. In combination with the existing side dormer windows the effect would be to give the roof a top heavy appearance in contrast with the prevailing character of the area. Although a fairly modest dormer in itself, set on the front roofslope which is hipped on all sides, the sides of the roof of the dormer and its eaves would be sited in close proximity to the edge of the roof and set only 100mm from the ridge so to appear as a dominant feature on this modest span of roof to create a conspicuously incongruous feature which would be at odds with the character of the streetscene.

**Recommendation**

**Refuse**
**For the reason:**

The proposed front dormer, by reason of its siting and prominence, would represent a conspicuously incongruous feature that would be at odds with and detract from the character of the streetscene. As such the proposed development is therefore contrary to saved policies AG1 and AH7 of the Adur

District Local Plan and the policies of the National Planning Policy Framework.

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

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

Case Officer: Rebekah Smith Date: 30 November 2015

Authorised by: Peter Barnett Date: 1 December 2015