Expiry: 18/2

Development Management - Delegated Officer Report

Application Number: AWDM/1650/24 Recommendation – Grant

Site: 8 Gordon Road, Lancing

Proposal: Front dormer

Date of site visit: 26/2

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached former bungalow on the north side of Gordon Road between Elms Drive and Boundstone Lane. It has been extended into the loft by lifting the side gable and adding a large rear dormer and front rooflights. It has also been extended at ground floor rear. There is a detached garage and driveway on its east side.

Gordon Road is made up of 12 bungalows, mostly semi detached. Like No. 8 No. 11 has also extended its roof with a hip to gable and rear dormer. Otherwise, the road is unaltered at roof level.

It is proposed to add a shallow front dormer to extend an existing bedroom and bathroom. The dormer is set in from the party wall and flank wall and is 1.5 metres deep leaving 1.3 metres to eaves. Windows line up with those below and matching materials are proposed.

There are examples of similar front dormers to bungalows in Elms Drive and some deeper but half width dormers also as well as at 56 Boundstone Lane.

The site is not in a conservation and is not a listed building. There are no TPO's on the site.

Relevant Planning History

None.

Consultations

Lancing Parish Council: supports the application.

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Representations

Neighbour at No. 6:

I have no objection to this planning application on the provision that drainage from the proposed flat roof is dealt with on the east side of the development i.e. on the opposite side to No 6.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

No neighbour would be directly affected by this extension.

Visual amenity

Gordon Road does not have any front dormers though 44 Boundstone Lane turns the corner into Gordon Road and has a small pitched roof front dormer. There are examples of very similar front dormers at 63, 65 and 67 Elms Drive and many other half width but deeper dormers in this road too.

Despite being uncharacteristic of Gordon Road itself it is not considered that in the slightly wider context the roof extension would be out of character. It would not cause significant harm to the overall character of the road

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 26.2.25
Authorised by:	Peter Barnett	Date: 26 February 2025