expires 18/11

Development Control – Delegated Officer Report

Application Number: ADC/0377/09 **Recommendation – Permit Application**

Site: **35 Derek Road Lancing West Sussex BN15 0NU**

Proposal: **Room in roof with part-hipped side gable and front and rear dormers**

The Application

The application property is semi detached hipped roof bungalow located on the north side of Derek Road. It is proposed to form rooms in the roofspace by extending the hipped roof to form a gable with barn hip. Flat roofed dormer windows are also proposed for the front and rear of the dwelling. The volume of the hip-to-gable extension and the rear dormer is less than 50 cubic metres and could be built as a separate development without requiring planning permission. However, for the purposes of this application, the merits of the whole proposal are to be considered.

Consultations and Representations

Consultations/Comments

None

Third Parties

Lancing Parish Council – No objection

Relevant Planning Policies and Guidance

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' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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.

DC Standard No.3 states that dormers should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible. Two small dormers will often be more acceptable than one large one.

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

There are many other examples of hip-to-gable roof extensions and flat roofed dormer windows on the front roofslopes of dwellings in the vicinity of the site, including the adjoining property, No.37. The other half of this semi-detached pair, No.33, also has a front dormer and a dormer on the side of the hipped roof. Consequently, the formation of a hip-to-gable on No.35 will not adversely affect the appearance of the street scene or the symmetry of the semi detached pair.

The front dormer will sit comfortably within the extended roofslope, leaving a large amount of roof slope around it to avoid appearing over dominant. It is considered that the proposal complies with the Council's design guidance and is acceptable.

The rear dormer is larger, with a greater depth resulting in it coming closer to the eaves. However, it still retains a large amount of rooflsope around it and will not be visible from the street. It is considered to be acceptable.

Residential amenity

The proposal will not result in any loss of residential amenity. The front dormer will face dwellings on the other side of the street while the hip-to-gable will contain a blank elevation to prevent views into windows on the corresponding extension at No.37. No significant loss of light or outlook will be suffered by the occupiers of No.37.

The rear dormer faces the rear of dwellings in Firle Road, over 30m away on higher ground. No serious overlooking will therefore occur.

Recommendation

APPROVE for reason that:

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14A3 6 October 2009 AH7

Case Officer [redacted] Date 22/10/09