Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approval**
AWDM/01259/12

Site: **12 Croshaw Close, Lancing, West Sussex**

Proposal: **Proposed front and rear flat roof dormers**

Date of site visit: 18/9/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached gable roofed bungalow within a cul de sac of similar dwellings. The site widens to the rear and a single, detached garage is located adjacent to the northern side boundary. There is a driveway leading from the highway to the garage with some hard surface to the front of the bungalow.

Permission was granted under application reference AWDM/0983/12 for a single storey, flat roof, side extension and for the conversion and extension of the roof with front and rear flat roof dormers. The front dormer had a maximum width of 3.3 metres, height of 1.9 metres and depth of 3.3 metres. The rear dormer is larger at a maximum width of 5.1 metres, 2.8 metres high and 4.4 metres deep. This provided two bedrooms and a bathroom.

The current application seeks consent for the proposed front and rear dormers only as approved above. An application for a certificate of lawfulness has been submitted for the single storey side extension.

Representations

***Third Parties:* -**

***Lancing Parish Council:* -** No objections

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

It is considered that the principle of the proposed dormers are acceptable within this locality. The main issues for consideration are the impact on the character and appearance of the existing bungalow and surrounding locality and the impact on residential amenity.

Policy AH7 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.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Visual amenity

The front dormer is visible within the street scene. The window is positioned above the existing ground floor window. The dormer is of appropriate scale and is positioned centrally in the roof slope. It is therefore considered to be acceptable in this case.

The rear dormer is large and dominates the rear roof slope. Having said this it will not be visible within the street scene. Although the rear dormer forms part of this application it must however be taken into consideration that this work could be carried out under the property’s permitted development rights. Therefore this element of the development could be constructed separately and the end result would be the same.

Residential amenity

The front dormer will overlook the front of the bungalow and driveway, therefore there will be no overlooking to properties within the cul de sac. The rear dormer faces towards the rear of properties in Myrtle Road. This dormer will be at an approximate distance of 29 metres from the neighbouring properties therefore at this distance there is not considered to be any significant overlooking. Also taking into consideration the fact that a rear dormer could be built at this property under permitted development this is not such to warrant a refusal in this case.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Tile hanging on dormer to match existing roof tiles.
3. External materials to match existing
4. Permission relates to approved plans:
   Drawing No: 1125/12/P/20 – received 9th October 2012
   1125/12/P/21 – received 9th October 2012 1125/12/P/22 – received 9th October 2012

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

Case Officer: Hannah Barker Date: 1st November 2012

Authorised by: Jo Morin Date: 8 November 2012