Development Control – Delegated Officer Report

Application Number: AWDM/0428/12 **Recommendation – Approve**

Site: **242 Brighton Road Lancing West Sussex BN15 8LH**

Proposal: **Proposed new dormer window to front roof slope**

Date of site visit: 18.04.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a 1930's style detached dwelling house located on the south side of Brighton Road, backing onto Widewater Lagoon. The dwelling was originally designed having a distinctive flat roof, along with several others in the immediate vicinity. A pitched and gabled roof was added in 1990 to provide rooms in the roof with a rear dormer.

Permission is sought for a front dormer having a 'catslide' design. It would be centred on the roof with a gap of 0.8 metres between the dormer and the roof edge on either side. It would be 6.55 metres wide and positioned 0.4 metres below the roof ridge. The vertical front face of the dormer would be 1.2 metre tall, set back 0.8 metres from the front wall of the dwelling. It would be tile-hung to match the existing rear dormer.

Relevant site history

242 Brighton Road – Additional pitched roof (inc. rooms in roof) – Approved L/29/90/TP.

230 Brighton Road – Additional storey with ridged roof including front dormer, external stairs on east side and rear balcony – Approved (L/91/02/TP).

232 Brighton Road – Proposed additional storey with new pitched roof – Approved (ADC/0181/10).

Consultations

Lancing Parish Council: No Objection

Representations: None

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

There is no objection in principle to the proposed development which comprises up-grading of the existing housing stock. The relevant considerations are the effects on the residential and visual amenities of the locality.

Visual amenity

The existing pitched and gabled roof integrates poorly with the design of the original house and appears as a somewhat large and ungainly 'hat'. The majority of the original flat roof houses have had pitched roofs added, of differing design and with varying degrees of success in visual terms.

The proposed front dormer would be large addition to the roof, but is very similar in size, form and position on the roof to other front dormers in the immediate vicinity on similarly designed dwellings, most recently at No.232. Thus, despite its large size, the cat-slide design of the proposed dormer would at least result in a degree of visual harmony with surrounding existing development. It would be difficult to substantiate refusal on grounds of visual harm.

Residential amenity

The dormer (incorporating a bedroom and bathroom window) will face the road and will not give rise to a significantly greater degree of overlooking than currently occurs from windows in this elevation (including the existing rooflights).

The front elevations of the neighbouring dwellings on either side align with the front of No.242 and the proposed dormer will not give rise to any unacceptable overbearing or overshadowing effects.

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. Materials to match existing dwelling etc
3. Permission relates to approved plans:
   Drawing No:11/074/01B Date Valid: 3 May 2012
   Drawing No:11/074/02 Date Valid: 3 May 2012
   Drawing No:11/074/03 Date Valid: 3 May 2012

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

Case Officer: Jo Morin Date: 28 May 2012

Authorised by: P Barnett Date: 28 May 2012