EXPIRES
02·01·09

Development Control – Delegated Officer Report

Application Number: ADC/0535/08 Recommendation - Permit

Site: 18 Ingleside Crescent Lancing West Sussex BN15 8EN

Proposal: Front dormer window

The Application

The application relates to the eastern half of a pair of semi-detached bungalows on the south side of Ingleside Crescent, within the built up area of lancing.

The proposal is for a front dormer which would replace an existing velux window. The dormer would be 3.1m in width, by 1.4m in height, by 1.9m in depth. It would be located 1.2m from the boundary with the attached bungalow.

The bungalow has previously been extended with a hip to gable roof extension built under permitted development in 2002. The attached dwelling is still in its original form.

Directly opposite there are a similar styled pair of bungalows (No's 5 & 7), which have both had roof extensions, which include part-hipped gable roof extensions and front dormers. No.5 was completed under permitted development whilst the extensions at No.7 were completed following the granting of planning permission in 2000 (L/105/00).

The character of the street is generally made up of pairs of semi-detached bungalows with there being no further front dormers in the vicinity other than at No's 5 & 7.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising:

Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Development Control Standard No.3 states when referring to dormer, amongst other things, that 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 line; a large amount of the original roof should be clearly visible.

Visual amenity
The appearance of the existing dwelling and its attached neighbour already is slightly unbalanced, with the application site having a gable end and No.16 still having the original hip roof. The neighbouring set of semi-detached bungalows to the east are sited in close proximity which prevents this effect from appearing too incongruous.

The dormer is not considered to be particularly large or out of scale for the roof given a large amount of tiling would be left surrounding it. The size of the dormer would not over dominate the dwelling to an extent that would further un-balance the pair.

The pair of dwellings opposite have larger front dormers which have an effect on the streetscene in the immediate vicinity of the site location. It is therefore considered that the proposed dormer would not have an adverse effect on the character of the area

Residential amenity
The size of the dormer would not result in their being any loss of outlook or natural light to the surrounding properties. It would not result in their being any loss of privacy to the bungalows opposite which are in full view of the main road.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12E3 – amended to read…of the dormer hereby permitted…etc.

Case officer:
Date: 27.11.08

PB 27/11/08