Development Control – Delegated Officer Report

Application Number: AWDM/1589/23 Recommendation – Approve

Site: **10 Manor Close, Lancing, BN15 0QY**

Proposal: **Proposed rooms in roof consisting of hip to gable and rear dormer with Juliet balcony**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Site and Surroundings

This application relates to a semi-detached bungalow on the south side of Manor Close, and has been extended to the rear. It also has outbuildings in the rear garden area. The front has been hardsurfaced and is used for parking.

Manor Close comprises predominantly bungalows in semi-detached form, and many have been extended to the rear and/or into the roof.

Proposal:

This application seeks permission for:-

- Hip to gable roof extension;
- Rear dormer with Juliet balcony;
- 1no. window in the new gable end;
- 1no. rooflight to rear roofslope; and
- 2no. rooflights to front roofslope.

Relevant Planning History

AWDM/1886/17 Prior approval for single storey extension to rear of property. **Approved 13.02.2018**

Consultations: **Lancing Parish Council**: Support

Representations: None received

Relevant Planning Policies and Guidance

Adur Local Plan Policies: 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

Principle

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual and Residential Amenity

There are many dormers within Manor Close, mainly at the rear of the bungalows, some of which are full width rear dormers. There are also properties within the Close with front and/or rear rooflights.

The application proposal is not full width, but sits within the width of the existing ground floor extension's flat roof. It is thereby considered not to over dominate the property.

The roof of the dormer is below the ridge of the existing bungalow, and all the proposed rooflights to the front and to the rear are in character with the street scene. The rear rooflight is positioned in a similar position to the existing rooflight.

The Juliet balcony will enable French doors to be opened at roof level which may result in some overlooking. However, the properties to the rear are some distance away (well in excess of 22m) and the impact on neighbouring dwellings in Manor Close is not considered to be significantly greater than if a standard window was proposed.

Finally, the new window proposed in the gable end of the hip to gable extension, which will serve the new first floor bedroom, is notated on the plans to be obscure glazed, and the Agent has confirmed it will be fixed and non-opening. Thereby, although the window will face towards no. 8 Manor Close, it will not result in any overlooking of that property.

It is considered that the proposal will not result in material harm to the existing residential or visual amenities of the neighbouring properties and the development will be in character with the area.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. Standard 3 year time limit

3. Materials
4. Window

Informative

1. Approved without amendment

Is recommendation contrary to any representations N

Case Officer signed: Eve Hearsey Date: 16.02.2023

Authorised and signed by: Peter Barnett Date: 19 February 2024