Expiry Date - 18/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0457/10 Recommendation – Permit

Site: 25 Grinstead Lane Lancing West Sussex BN15 9DU

Proposal: 2 No. additional front dormers to existing rooms in roof

The Application

The application relates to the southern half of a pair of mid-century bungalows located on the western side of the Grinstead Lane, within the built up area of Lancing.

The proposals are for two front dormers which would serve the existing rooms in the roof, which themselves were created by a previously implemented planning permission for roof extensions (L/92/01/TP). The application has been amended and now shows the two front dormers with a width of 1.8m and a height of 1.9m, they would project from the roof plane by 2.9m.

The attached dwelling to the north (No.23) is in its original form with a fully hipped roof. No's 26 and 24 directly to the west (opposite) are a pair of semi-detached bungalows, which have one front dormer each, whilst No. 21 (to the north of the attached neighbour) has large flat-roofed dormers on the south side and at the front facing the road.

There are a mixture of different styles and types of dwellings within close proximity to the site, with two-storey houses at No. 31, and 33 on the east side and No's 42-36 on the west.

Consultations and Representations

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

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 II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

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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 and accord with the Council's DC standards.

The Council's Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.
With regards to front dormers it states that in some locations, front dormers may not be acceptable if for example they would spoil the special character of a conservation area.

Visual amenity
As described above there is a varied character to the area surrounding the site, with dormers being visible directly opposite and to the north. In addition to the dormers there are two-storey dwellings and chalet-style bungalows which have windows at first floor level facing the road.

The amended plans show a vast reduction in the overall appearance of the dormers. The hipped roofs have now been omitted off of both dormers which reduces the bulk and overall height of the structures. They would now be 1.9m in height with 1m separation to the roof ridge and 0.8m to the eaves. The widths have also been amended to 1.8m each, leaving plenty of roof tiling to prevent an over dominant box-like appearance.

Ordinarily the appearance of dormers in addition to a hip to gable roof would overbalance an attached neighbour that has an un-extended hipped roof and would be resisted, however it is considered that given the variety of dwelling types in the locality, the presence of dormers and the reduction in scale of the original proposals, that in this case, on balance, the dormers would not appear overpowering or out of character.

Residential amenity
The proposed dormer would have limited impact on the residential amenity of the surrounding dwellings. It would not result in a loss of privacy, outlook or sunlight to any of the adjacent houses.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12E3
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 808-SK1; 808-SK2 received 23.11.10; and plans and elevations 808-1 Rev C received 11.01.11.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date