Expires 29/5/07

Development Control – Delegated Officer Report

Application Number: ADC/0047/07 **Recommendation - Approve**

Site: **36 Leconfield Road Lancing West Sussex BN15 9JB**

Proposal: **Rooms in roof (including side dormer and rear dormer with balustrade)**

The Application

The property is located on the west side of Leconfield Road and consists of a semi-detached bungalow with brick and rendered elevations and a hipped roof.

The application proposes rooms in the roof by constructing a pitched roof side dormer (south facing) measuring 2.2m in width, 2m in height and 1.8m in depth and a flat roof rear dormer measuring 3.9m in width, 1.8m in height and 2.3m in depth. The proposed dormers are to provide an additional bedroom and en-suite in the roof.

Consultations and Representations

Consultations/Comments

Lancing Parish Council: No comments received.

Third Parties

One third party letter has been received from the neighbours to the south of the site at no. 38 Leconfield Road. The neighbours object only to the proposed balustrade across the rear dormer as it will overlook their kitchen, garden and patio area.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant planning issues of this application are the impact of the proposed side and rear dormers on adjacent residential amenity and the impact on the character of the bungalow and general visual amenity.

The original application proposed a much larger rear dormer which extended from the rear wall of the bungalow to just below the ridge of the roof. The proposed rear dormer also included a 'Juliet balcony', which was highlighted

as a concern by the neighbours to the south in a letter of objection. The originally proposed rear dormer was considered have an overbearing impact on the bungalow being of a scale that occupied a large proportion of the rear roof space. The plans were amended and the proposed rear dormer has been reduced in size and the 'Juliet balcony' removed. The proposed dormer is now considered to be in proportion to the existing bungalow. The proposed side dormer will be visible within the street scene, however, with its pitch roof the side dormer does not appear to be out of scale or proportion nor particularly prominent in relation to the existing roof mass. The proposed dormers are now considered to be consistent with the character of the existing bungalow.

The proposed dormers will not have any detrimental impact on adjacent residential amenity. The proposed side dormer is to service an en-suite and the plans proposed obscure glazing for the window. Obscure glazing should be required as a condition of approval to ensure that there are no overlooking impacts on the neighbours to the south. The proposed rear dormer should have little impact on the general amenity of the attached neighbour no. 34 Leconfield Road. There are no overlooking impacts to the rear with the closest residential property to the rear located approximately 30m away.

The proposed dormers should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci
2. C14Ai '...received on 1 May 2007...'
3. C12E3

Case Officer:.....MB.....

Date:....3/5/07.....

Head of Planning and Community Division:....Peter Davies.....

Date:....8.5.07.....

Chairman of Planning and Regulatory Committee:....A. J. Mills.....

Date:....13/05/07.....