Expiry N.
21/3/08.

Development Control – Delegated Officer Report

Application Number: ADC/0048/08 **Recommendation – Permit Application**

Site: **39 Lancing Park Lancing West Sussex BN15 8RF**

Proposal: **Gabled rear extension and rooms in roof (with front gable and side dormers)**

The Application

The site is located within the built up area of Lancing. As existing the property is a hipped roof bungalow within a cul-de-sac of bungalows of various styles which have been altered and extended, many of which have side flat roof dormers.

Permission is sought to extend the hipped roof to the front to form a gable and to extend the bungalow to the rear by 3 metres and to also extend the roof from a hip to a gable. Also proposed is the addition of four flat roof dormer windows, two on each side of the roof all of matching size and design. The dormers are four metres in width, 1.5 metres high with a maximum depth of 1.7 metres. The proposed extensions will create two bedrooms and a bathroom within the roof space.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extension and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing affect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

The main property to be affected in this case is no. 41 Lancing Park to the north of the site. There will be no significant impact on no. 35 Lancing Park to the south as there is a garage which runs along the boundary of the two properties which will screen the proposed rear extensions.

Amended plans have been received which show a reduction in the depth of the gable to 5 metres and a hipped roof at ground floor level. The dormers windows have also been reduced in width to 2.2 metres. This reduces the bulk and scale of the proposal and it is considered that the impact on no. 41 Lancing Park to the north will not be such to warrant a refusal in this case.

Visual Amenity

The proposed front gable extension and side dormers will be visible within the street scene and will not be out of keeping with the character of the street which mainly comprises of bungalows which have been extended and altered with dormers and roof extensions. The amended plans submitted show the dormer windows set back 3.2 metres where the initial plans showed a set back of only 0.8 metres this combined with the reduction in width of the dormers reduces the impact on the street scene.

It is considered that the proposal as amended is in keeping in scale and design with the existing bungalow and surrounding built environment.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C14Ai - 18th March 2008.

R ... AH7 ... DEV1

Case Officer..... Date..... 19/3/08

PB 19/3/08