Expiry 16/7/08.

Development Control – Delegated Officer Report

Application Number: ADC/0276/08 **Recommendation – Permit Application**

Site: **2b Douglas House 24 Brighton Road Lancing West Sussex**

Proposal: **Loft conversion with rear dormer and juliet balconies (amended plans and description)**

The Application

The site is located within the built up area of Lancing, a mid terrace, two storey property within a row of three properties. The terrace fronts directly onto the Brighton Road, and backs onto Lancing beach.

Permission is sought to add a rear flat roof dormer with two Juliet balconies with inward opening doors. The dormer is 5.8 metres wide, 2 metres high with a maximum depth of 2.7 metres. The dormer is set down from the ridge of the existing building. The proposed loft conversion will provide two additional bedrooms.

Consultations and Representations

Third Parties: - 1 letter has been received from the occupier of the adjacent, attached property stating that they have no objection to the proposal provided that the correct sound insulation is used between the properties and Juliet balconies only are used.

Relevant Planning Policies and Guidance

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

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, relates 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 over bearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

The proposed rear dormer will have no adverse impact on the residential amenities of the occupiers of the adjacent properties. The proposed doors will overlook the beach to the south of the site. The doors will open inwards only therefore no external balcony is proposed which would result in any loss of privacy or overlooking to the attached properties within the terrace. The neighbour has commented on the need for the correct sound insulation being provided between the properties, however this is a matter to be dealt with under the Building Regulations.

Visual Amenity

The proposed dormer will not be visible from the front of the property within the street scene, however it will be visible when viewed from the beach. The rear of the building is not uniform in design with two rear gables to the eastern side and various style balconies at first floor level. The proposed rear dormer will not be a dominant feature and is not considered to be out of keeping in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C14Ai – 10/6/08 - AH7, DEV1

Case Officer.....Date.....11/07/08.

CA