# Development Management - Delegated Officer Report

**Application Number: AWDM/1456/20 Recommendation – APPROVE**

**Site: 5 Greenoaks, Lancing, BN15 0HN**

**Proposal: Proposed flat roof dormer to front**

**Date of site visit:** Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The site lies on the west side of Greenoaks and is a semi-detached, hipped roof bungalow. The street scene comprises predominantly semi-detached bungalows many with ground floor and roof extensions.

The application seeks permission for a flat roof front dormer.

NB. The flat roof rear dormer and the hip to gable roof extension are to be provided under permitted development and thereby are not being considered here.

**Representations:**

Lancing Parish Council: No objection

**Consultations:** None

**Relevant History:** None

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

**Planning Assessment**

**Principle**

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

**Visual & Residential amenity**

The design of the proposed flat roof front dormer is in accordance with others within the street, some of which are flat roofed and others have hipped roofs. The applicant was asked to reduce its width slightly to bring the edge of it further from the existing front projection but they declined to do so. On balance, the dormer will not cause significant harm to the character of the street and can be approved as shown.

Although the hip to gable roof extension and the rear dormer are not being considered here, it should be noted that there are other examples of these within the street, (although, many were originally constructed with gable ends). Further, the hip to gable will need to be constructed before the front dormer can be constructed.

In view of the other properties in the street with front dormers it is not considered that the proposal will result in the material loss of residential amenities to the neighbouring properties.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Materials

**Informative:-**

1. Approved without amendment
2. This permission does not include the hip to gable roof extension or the rear dormer

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Eve Hearsey Date: 03.02.2021

Authorised by: Peter Barnett Date: 3 February 2021