Development Management - Delegated Officer Report

Application Number: AWDM/0304/23 Recommendation – APPROVE

Site: 1 Lewis Road, Lancing, BN15 0NT

Proposal: Rooms in roof consisting of hip to gable and new front and rear dormer.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

This application relates to a semi-detached, hipped roof bungalow, situated on the east side of Lewis Road, Lancing, on rising land.

Lewis Road comprises predominantly semi-detached bungalows, many of which have been extended on the ground floor and in the roof, with dormers to the front and/or the rear. Both no.'s 1 and no. 3 have rear extensions.

The property is located to the rear of no. 60 Fircroft Avenue, which is a two storey dwelling on lower land than the application site, and has a flat roof outbuilding next to the boundary with no. 1 Lewis Road.

Proposal:

Permission is sought to provide an end gable roof with a window in it; plus a front dormer measuring approx. 4m wide x 2m high x 2.9m deep; and a rear dormer measuring approx. 6.2m wide x 2.8m high x 3.9m deep, it will also have a small skylight within the flat roof.

Relevant History:

L/90/92/TP Rooms in roof (with half gable at side and front & rear dormers) **Approved 28.09.1992**

Representations: Lancing Parish Council: No objection

Consultations: 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 2021

Planning Assessment

Principle:

There is no objection in principle to the proposal which is a residential use within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual & Residential Amenity:

The rear dormer is large and dominates the entire roofslope. However, it is clear that no.'s 7 and 9 have undergone very large dormers and therefore, the proposed dormers at no. 1 will not be out of character with the street scene or general character in the locality. Further, although not as large, no.'s 13 and 17, and no.'s 2, 6, 10 and 12 on the opposite side of the road, have constructed wraparound front and rear dormers which produce a bulky side elevational view from the street. Therefore the street is characterised by bulky dormers.

The dormers to no. 1 will be softened by the inclusion of a gable to the roof, which will set aside the bulky visual nature that the wraparound dormers have produced.

The proposal is thereby considered to be an acceptable form of development within the street scene.

There will be no overlooking from the new dormers to the neighbouring properties to the side, and the rear property is over 30m distant and thereby will not be affected. Similarly to the front, there will be no material overlooking to the property on the other side of the road which is some 26m distant from the front dormer.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials as stated on the forms and plans

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 04.05.2023

Authorised by: Peter Barnett Date: 5 May 2023