Development Management - Delegated Officer Report

Application Number: AWDM/1697/20 Recommendation – APPROVE

Site: 38 The Crescent, Lancing, West Sussex

Proposal: Loft conversion including hip to gable extension to side (south) roof lights to front and 1 no. dormer to rear, east

Date of site visit: 16th November 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached, hipped roof bungalow in a street of similar properties. Consent was originally sought for a hip to gable extension and front and rear dormers. Amended plans were submitted following officer's advice that the front dormers could not be supported. Within the street there are no other visible front dormers which can be viewed within the context of the application site. The amended plans show a hip to gable extension, front roof lights and a rear flat roof dormer. The proposed materials are grey roof tiles and anthracite Cedral boarding to the side gable and rear dormer.

Lancing Parish Council: - No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 dwelling and its surroundings.

Visual amenity

The hip to gable extension and proposed roof lights will be visible within the street scene, this is a form of development which has occurred to some other properties within the street scene and in cases where materials are to match this would constitute permitted development. This form of development will be in keeping here and be consistent with surrounding development.

Similarly the rear dormer is another form of development which would commonly constitute permitted development if materials were to match. This is a larger form of development though which exceeds permitted development volumes; however other dormers of similar scale are existing within this locality and being to the rear is not detrimental to the street scene.

The change to materials to grey roof tiles and anthracite cladding is a contemporary approach within the street of uniform dwelling style and use of materials. However this change is not considered to be harmful. The roof tiles will differ from those as existing and will appear to be a variation yet this will not be overly significant. The cladding to the side gable and rear dormer is dark grey and will add variation without again being detrimental, the dark appearance is not dissimilar to dark tile cladding however it will give a clean appearance and again will not be overly prominent and therefore there is no justification to resist such a change in materials in this case.

Residential amenity

The hip to gable and rear dormer will not give rise to any unreasonable overlooking, other rear dormers exist in close proximity to the rear and no direct overlooking will occur. It should be noted that a similar form of development having the same impact could be carried out under permitted development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on plans

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

1. Proactive as amended

Case Officer: Hannah Barker Date: 25th November 2020

Authorised by: Peter Barnett Date: 25 November 2020