Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approval**
AWDM/0749/12

Site: **59 Annweir Avenue Lancing West Sussex**

Proposal: **Front dormer extension (rear dormer constructed under 'Permitted Development')**

Date of site visit: 20/06/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey mid terraced dwelling within a street of similar properties within the built up area of Lancing.

Permission is sought for a flat roof, front dormer 2.6 metres wide, 1.8 metres high with a maximum depth of 2.6 metres. Also shown on the plans is a rear flat roof dormer which is to be constructed under the property's permitted development rights. The loft conversion will provide two bedrooms and an en-suite within the roof space.

Representations

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

Lancing Parish Council: **-** No objections

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Policy AH7 states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below

the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Visual amenity

There is an existing flat roof dormer adjacent at no. 57. This dormer is larger at 3.7 metres wide. It is dominant within the street scene. There is also a front dormer of similar size directly opposite the site. There are a further three front dormers at the northern end of Annweir Avenue. Although there are examples of front dormers within the street scene they do not form a common feature. It is however considered, on balance that the proposed front dormer is acceptable. This is due to it being reduced in scale and size from the existing dormers adjacent and opposite. There is a larger proportion of roof slope visible which reduce its prominence within the street scene. It will appear more subservient to the main dwelling.

Residential amenity

There will be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings as a result of the proposed dormer.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Tile hanging on dormer to match existing roof tiles.
3. Permission relates to approved plans:
   Drawing No: JW/12/044 Date Received: 29th June 2012

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

Case Officer: Hannah Barker Date: 26th July 2012

Authorised by: Jo Morin Date: 26 July 2012