Development Control – Delegated Officer Report

Application Number: AWDM/1212/13 Recommendation – APPROVE

Site: 18 Crabtree Lane Lancing West Sussex BN15 9PQ

Proposal: Proposed rear dormer and front roof lights

Date of site visit: 10 October 2013

Neighbours checked: Y

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application site comprises a mid-terraced property with retail use to the ground floor and set in a 2-storey parade. The property lies on the north side of the road with rear amenity and servicing space.

Permission is sought for the conversion of the loft space to a bedroom and shower room, a rear dormer and two front rooflight windows. The rear dormer extension would measure approximately 4.4 metres in width by 2 metres in height and 2.6 metres in depth. The dormer would be set back at least 200mm from the edge of the eaves and the applicant has confirmed the use of matching materials.

Relevant site history: No relevant history

Consultations: ***Lancing Parish Council:*** No objection.

Representations: No representations received from third parties

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'
Assessment of Saved Policies against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

The main considerations are the impact on the street scene and neighbour amenity.

The front rooflights would be small and whilst no similar apertures may be found in the adjoining front roof pitches, there are such insertions in other units in the parade front roof slope. It is not considered that the resultant effect would be particularly obtrusive or in any way disruptive to the character of the terrace or the street scene.

The rear dormer would be largely out of general public view but otherwise of a design and scale that would be appropriate for the rear roof plane and of a form typical of such conversions.

The matching materials would harmonise adequately with the existing.

Whist new rear facing windows would allow scope for views to neighbouring amenity areas, these views would be oblique and would be unlikely to cause any material harm to privacy such as to justify refusal.

The internal arrangement of the accommodation to be created appears acceptable in terms of space and head height.

It is not considered that there are any other relevant considerations.

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 policy of the Adur District Local Plan AH7 or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Lawrence Simmons Date: 22 November 2013

Authorised by: Jo Morin Date: 25 Nov 2013