Development Management – Delegated Officer Report

Application Number: AWDM/0326/25 Recommendation: Approve

Site: 51 Crabtree Lane, Lancing

Proposal: Loft conversion with hip to gable roof extension, rear dormer and front rooflights

Date of Site Visit: 28 April 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi-detached hip roofed dwelling on the south side of Crabtree Lane. It is proposed to construct a gabled end and a rear dormer which will take up most of the rear roof slope.

Planning History:

None

Consultations:

Lancing Parish Council: Support

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 (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The property sits within a row of semi-detached dwellings, most of which have not been altered at roof level. The hip to gable extension will therefore imbalance the appearance of this pair. However, No. 43 to the east has also carried out a similar extension and no serious visual harm will be caused.

The rear dormer is large, covering most of the roof slope, but there is a similar sized dormer at the rear of No. 43, plus other examples visible locally. Being at the rear, it will not have a significant visual impact.

Residential amenity

The extensions will not cause harm to neighbouring residents. There are no dwellings immediately to the rear of the site while the dwellings on either side will not be overlooked to a degree that is considered to be unusual in a built-up area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze new window in side gable

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 29 April 2025

Authorised by: Jo Morin Date: 29.04.2025