Development Management - Delegated Officer Report

Application Number: AWDM/0350/16 Recommendation – Approve

Site: 9 Annweir Avenue, Lancing

Proposal: Proposed front dormer in connection with loft conversion (rear dormer to be built under permitted development).

Date of site visit: 21 March 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a mid terraced dwelling on the east side of Annweir Avenue. It is proposed to construct a front flat-roofed dormer window measuring 2.6m wide, 1.6m high and 2.3m deep. It will be positioned 1m above the eaves and 0.2 m below the ridge. At the rear a larger dormer window is also proposed, to be constructed as permitted development.

Relevant site history

None

Consultations

Lancing Parish Council: Not received

Representations

None received

Relevant Planning Policies

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’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 dormer is of modest size which will ensure that a large proportion of the original roofslope will remain visible. There is an existing dormer within the terrace and other examples within the street. The proposal will have an acceptable visual impact.

Residential amenity

The dormer will face the public street and the houses opposite and will have no adverse impact on amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Permission relates to approved plans

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: 14 April 2016

Authorised by: G Peck Date: 14 April 2016