Development Management – Delegated Officer Report

Application Number: AWDM/1193/17 Recommendation – APPROVE

Site: 7 Greet Road, Lancing, West Sussex

Proposal: Additional room in roof with front dormer to west elevation.

Date of site visit: 30.10.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi detached, hipped roof bungalow within a street of similar properties. Consent was granted in 2005 (L/110/05/TP) for a development identical to that proposed here. The works were not implemented. Consent is sought for a flat roof front dormer to provide an additional room in the roof. There is an existing rear dormer constructed as permitted development in 1982.

Lancing Parish Council: - No objections

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7,
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan (2016) Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed works, for consideration here is the impact of the proposal upon the character and appearance of the existing bungalow and street scene and residential amenity. A material consideration here is also the previous consent from 2005 which is identical to the proposal here.

Visual Amenity and Impact upon Character and Appearance of the street scene and existing bungalow.

Although the application site forms half of a uniform pair of semi detached, hipped roof bungalows there are other examples of front, flat roof dormers adjacent and opposite the site, clearly visible within the context of this proposal. Also for consideration here is the previous consent where the proposed front dormer was

considered acceptable. The dormer is centrally positioned within the roof slope and it is set down from the main ridge. It is considered to be sympathetic in design, form and scale.

Residential Amenity

The dormer is to the front of the bungalow. Any additional overlooking will occur to the front of the bungalow towards the highway and the bungalows opposite. It is not considered that any such over looking would be significantly detrimental in this case. The dormer would not result in any loss of light or overbearing impact either.

Recommendation

APPROVE

1. Standard time limit
2. Materials to match
3. Approved Plans

Informative

1. Proactive without amendments

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

Case Officer: Hannah Barker Date: 1st November 2017

Authorised by: Peter Barnett Date: 1 November 2017