Development Management – Delegated Officer Report

Application Number: AWDM/0137/23 Recommendation: APPROVE

Site: 69 Kings Road, Lancing

Proposal: Rooms in roof consisting of new front and rear dormers

Date of Site Visit: 7th March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a small end of terrace property which appears to have been 'added onto' the end of this row of larger, two storey properties. It is single storey with rooms in the roof with front and rear roof lights and side gable window. There is a single storey extension to the rear.

Consent is sought for a front and rear dormer, pitched roof design to the front and flat roof to the rear.

Representations: - None received

Lancing Parish Council: - No objection

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 (July 2021)
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 street comprises a mixture of property types, there are some front dormers visible. The current building being single storey is very subservient within the street and low in height. The front dormer is sympathetically designed with a pitch roof and much of the roof slope is still visible. It will not be widely visible, being set back behind the front wall of the attached house to the west which projects forward of the roofslope of No. 69.

The rear dormer, although not visible, is also designed to be in keeping in scale and design with the existing building. There is another, larger rear dormer visible from the rear of the site. The proposals will enhance the first floor living accommodation at the property without harm to the character and appearance of the existing building or street scene.

Residential amenity

The dormers will overlook to the front and rear of the site. No greater overlooking will occur than that which exists from adjacent first floor windows to the front and rear. This is not unusual within a residential location such as this, the dwelling has a long rear garden.

Recommendation

APPROVE

Subject to Conditions:-

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

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: Hannah Barker Date: 7th March 2023

Authorised by: Peter Barnett Date: 9 March 2023