Expiry 13/7/07
~~PC 15/6/07~~

Development Control – Delegated Officer Report

Application Number: ADC/0300/07 **Recommendation – Permit Application**

Site: **18 Greenoaks Lancing West Sussex BN15 0HN**

Proposal: **Rooms in roof with part-hipped side gable and front and rear dormers**

The Application

The site is located within the built up area of north Lancing. The property as existing is a semi detached bungalow within a street of similar properties some of which have extended into the roof space. There are other front dormer windows visible within the street scene in close proximity to the site including No. 14 Greenoaks, attached to the application site and No. 20 a neighbouring semi detached bungalow to the north. The property has a driveway to the north side of the property leading to a single garage and a small front garden area enclosed by a dwarf wall.

Permission is sought to extend the roof of the property from a hipped roof to a part hipped side gable, which will match the already extended roof line of the existing neighbouring, attached property, No. 14 Greenoaks. Also proposed is a pitched roof front dormer which is proposed at 2.5 metres wide with a maximum height with pitched roof of 2.8 metres. The maximum depth of the dormer is 3 metres. The proposed front dormer will match the existing front dormer at No. 14 Greenoaks. In addition a velux window is proposed to the front roof slope.

A rear flat roof dormer is also proposed which measures 3.7 metres in width, 2 metres high and a maximum of 2.8 metres deep. The attached neighbouring property also has a rear dormer however it matches the existing front dormer in size and design.

The proposed extensions and alterations will provide an additional bedroom and ensuite in the roof space.

Consultations and Representation

LPC : No obj

Third Parties: - 1 letter of representation has been received objecting to the over looking and loss of privacy caused by the rear dormer which will over look their property, it is stated that there would be no objection to a velux window in this case.

Relevant Planning Polices and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning guidance' comprising: -Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light of overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed alterations to the roof slope and front dormer will be visible within the street scene. It is however considered that the alterations to the roof and addition of front dormer will be in keeping with the character of the street scene and existing property in this case. The proposed alterations will create symmetry between the pair of semi detached properties and will relate well to the scale and design of the existing property.

The rear dormer window will not be visible from the street scene to the front in Greenoaks however will be visible to the rear from properties in Carisbrooke Close. The rear dormer although not matching the existing pitched roof dormer at No. 14 does however relate to the existing character and scale of the existing property and does not over dominate the roof slope of the existing property. It is therefore considered that the proposal meets with the Council's Development Control Standards and part (b) of policy AH7 of the Adur District Local Plan is and is therefore acceptable in this case.

Residential Amenity

The occupier/owner of the residential property to the rear, 9 Carisbrooke Close has objected to the rear dormer stating that there will be over looking and loss of privacy to the rear garden of this property. The proposed dormer window is at a minimum distance of 17 metres from the rear of the adjacent property and it is not considered that over looking at this distance to a rear garden area is such to warrant a refusal in this case. There will also be no adverse impact on the residential amenities of the occupiers of the adjacent properties to the north, south and opposite the application site.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)

Case Officer ..... Date 18/6/07

Head of Planning and Community ..... Date 26/6/07

Chair of Planning Committee ..... Date 2/7/07

CJ 26.6.07