# Development Management - Delegated Officer Report

**Application Number: AWDM/1083/19 Recommendation – Approve**

**Site: 10 Manor Way, Lancing**

**Proposal: Proposed hip to gable roof extension and rear dormer**

**Date of site visit: 18 July 2019**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application relates to a semi-detached hip roofed bungalow in Manor Way. Permission is sought to extend the roof to form a gable end and a rear dormer.

## Relevant Planning History

AWDM/1061/19 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.7m from rear wall of the original dwelling, maximum height 2.83 and height of eaves of the extension 2.454m – Prior Approval Not Required 8 August 2019

## Consultations

**Lancing Parish Council:** No objection

## 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 (February 2019)

## Planning Assessment

## Principle

The proposal comprises upgrading 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 majority of bungalows in the street are hip-roofed but Nos 1 and 3 have both been extended to form a barn hipped gable end. Consequently, it is not considered that the proposed roof extension to form a full gable will be unduly harmful in the street scene.

The proposed dormer as originally proposed spanned most of the roof width, as extended. It has since been reduced in size by being brought in from the sides. It will be set down from the ridge and, being at the rear, it will not be a prominent feature in the street scene.

**Residential amenity**

The proposed extensions will not cause harm to neighbouring occupiers. The rear dormer currently faces the rear garden of the fire damaged 4 Old Shoreham Road, which has permission to be redeveloped with 2no. dwellings constructed in the rear garden (AWDM/0337/18).

The approved plans show a new dwelling directly to the rear of 10 Manor Way. The proposed dormer will largely face towards the forward side of that property (Plot 3) as well as a parking and turning area at the front. While rooflights are shown in the side roofslope of Plot 3, the separation between the dwellings exceeds the 14m side to rear distance set out in DM Standard No.1 and no harmful loss of amenity is anticipated.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

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

**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: 28 August 2019

Authorised by: Gary Peck Date: 29 August 2019