# Development Management - Delegated Officer Report

**Application Number: AWDM/1278/23 Recommendation – APPROVE**

**Site: Waverley, Orchard Avenue, Lancing, BN15 9EA**

**Proposal: Proposed front dormer (other works including hip to gable, rear dormer and internal alterations are to be carried out under permitted development as approved under AWDM/0596/21)**

**Date of site visit:** Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

Waverley is a semi-detached, hipped roof bungalow, positioned on the east side of Orchard Avenue, near to the junction with Crabtree Lane, Lancing to the south of the site. It has a garage positioned behind no. 8 Crabtree Lane, which is accessed off Crabtree Lane, this garage is also attached to the garage relating to no. 8 Crabtree Lane.

Waverley also has a small gabled section extending out to the front (west) elevation. There is a rear extension with a false pitch roof, with a flat roof well between the false pitch. The front amenity area has been hardsurfaced.

The adjoining bungalow has extended the roof to have small flat roof dormers to the front and rear roofslopes.

Orchard Avenue is characterised by predominantly two storey terraced dwellings, and Crabtree Lane to the south contains a mixture of terraced, semi-detached and detached, 2 and 3 storey together with bungalows. The character of the locality is thereby quite mixed.

**Proposal:**

Permission is sought to extend the front roofslope with a small dormer measuring approx. 2.5m wide x 2.1m high x 2.5m deep; together with a rooflight to the side of the dormer.

The plans also show a hip to gable roof extension with a notation that it will be carried out under permitted development AWDM/0596/21 refers.

**Relevant History**:

**AWDM/0596/21** Application for Certificate of Lawful ness for proposed hip to gable loft conversion including rear dormer, 2no. front rooflights and side window at first floor **Approved 04.05.2021**

**AWDM/0636/20** Application for Certificate of Lawfulness for proposed single storey rear extension **Approved 12.06.2020**

**Representations:** None received

**Consultations:** Lancing Parish Council: Support

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

**Planning Assessment**

**Principle:**

The proposal comprises the creation of a front dormer together with a rooflight on the front roofslope, on a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

**Visual & Residential Amenity:**

The provision of a front dormer on the bungalow will not be out of character with the street and near locality, particularly given that there are other dormers on properties. Indeed, the adjoining bungalow 'At Last', has already undertaken the construction of both a front and a rear dormer, and the bungalow directly to the rear of the application site, no. 6 Crabtree Lane, has constructed a rear dormer. And the two storey property on the opposite corner of Orchard and Crabtree has a front dormer.

None of these properties look out of character with the locality, and it is not considered that the addition of this dormer to the front of 'Waverley' will look out of character either.

The dormer has been positioned directly above the ground floor window, and thereby will form a balanced design.

Further, it is not considered that the dormer will result in any unacceptable loss of residential or visuals amenities to the neighbouring properties.

**Recommendation:**

**APPROVE subject to the following condition(s)**

1. Approved plans
2. Standard time limit
3. Materials

***Informative:***

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 21.11.2023

Authorised by: Peter Barnett Date: 21 November 2023