Development Management - Delegated Officer Report

Application Number: AWDM/1090/15 Recommendation – Approve

Site: 8 Croshaw Close, Lancing

Proposal: Proposed front dormer

Date of site visit: 30 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow within a cul-de-sac. It is proposed to construct a flat roofed dormer on the font roofslope measuring 5.5m wide, 1.8m high and 2.8m deep. A separate application for a Certificate of Lawfulness for larger rear dormer has also been submitted (AWDM/1091/15).

Relevant site history

None

Consultations

Lancing Parish Council: Not received

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 existing pair of bungalows do not have any roof alterations at the moment and the proposed dormer will therefore imbalance the appearance of this pair. However, there are numerous examples of front dormers of varying sizes within the Close and it is not considered that the current proposal will result in visual harm.

Residential amenity

The proposed dormer will face out over the street and will not cause loss of privacy for neighbouring residents.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans

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: 14 August 2015

Authorised by: PD Date: 14.8.15