Expiry Date - 25/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0444/10 **Recommendation – Permit Application**

Site: **3 Abbots Way Lancing West Sussex BN15 9DH**

Proposal: **First-floor dormer to south side elevation and single-storey rear extension**

The Application

The application property is a semi detached dwelling at the entrance to Abbots Way on the junction with Monks Avenue. It has a distinctive catslide roof on its southern side, as does its attached neighbor and several other dwellings in the immediate area.

It is proposed to construct a flat-roofed dormer on the southern roofslope measuring 7.6m wide and a single storey flat roofed rear extension measuring, as amended, 3.5m deep across the full width of the rear.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The side dormer is large and will be prominent in views from the street. However, such features are common in Abbots Way and Monks Avenue and several previous examples are visible opposite and further along the road. While the dormer is large, the size of the roofslope ensures that a significant amount of the original roof will remain visible and it is not considered that the proposal will be visually out of keeping with the area.

The rear extension will not be visible from the street and, at 3.5m deep, complies with the Council's Standard for such extensions.

Residential amenity

The dormer will serve two bedrooms and a bathroom but the angle of the property in relation to its neighbour is such that the windows will face across the side and front of No. 5 Abbots Way and will not result in any significant loss of privacy.

The rear extension is 3.5m deep and will not cause a loss of amenity to its neighbours. The attached dwelling to the north, No.1, also has a rear extension while No.5 to the south is a sufficient distance away to not be adversely affected by the proposal. That property has its own permission for a rear extension granted recently (ADC/0325/10).

Recommendation

APPROVE for reason that:-

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1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved:
   OS Sitemap date stamped received 30 November 2010; Proposed Plans, Elevations and Section (Drawing No. 4551/1 Rev A) date stamped received 19 January 2011
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 21 January 2011