Development Control – Delegated Officer Report

Application Number: AWDM/0133/15 **Recommendation – Approve**

Site: **46 Orient Road**

Proposal: **Proposed rooms in roof with front dormer (rear dormer and side gable permitted development under AWDM/1618/14)**

Date of site visit: 12.3.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow. The proposal is for a front dormer measuring (at max) 2.3 metres in height, 4.7 metres in length, and 3.1 metres in width.

The surrounding area is on the outer edge of an outer residential suburb of Lancing.

Relevant site history
None

Consultations
Lancing Parish Council: *No objections*

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The front dormer is large and ungainly. However there are several front dormers of almost identical design that have irreparably altered the appearance of the street scene. The adjoining bungalow has a similar dormer that cuts across the hipped roof and is arguably more unsightly. Given this circumstance, it would be difficult to resist this proposal.

It is to be built of matching exterior materials and finishes. Its fenestration would match that of the main house in its design and style. Its bottom edge is set above the eaves.

Residential amenity

The front dormer overlooks the public street where there is an absence of privacy, so no unacceptable overlooking and loss of privacy would occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Exterior materials/finishes to match

Informative

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.

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

Case Officer: Matthew Porter Date: 19-3-2015

Authorised by: Peter Barnett Date: 19 March 2015