Expiry Date – 6/1

Development Control – Delegated Officer Report

Application Number: AWDM/1878/20 Recommendation – Grant

Site: 63 Elms Drive, Lancing

Proposal: Hip to gable roof extension to north with 1no. first floor window in new gable, enlarged dormer to front (east) and new dormer to rear (west). Ground floor infill extension to front (east).

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/12

Site and Surroundings

This application relates to a semi detached bungalow on the west side of Elms Drive close to the junction with Crabtree Lane. The property has a hipped roof and has been extended at roof level with front and side dormers. It is a rendered property.
The property has a slightly recessed front door behind a mono curved bay window and bedroom window. A ground floor rear extension is under construction.

There are many roof alterations in the street including raised gables and front and rear dormers including 65 and 67 Elms Drive, see AWDM/0822/18

It is not in a conservation area and is not listed.

Proposal

Planning permission is sought to infill between the bay and bedroom to create an enlarged hallway. It is also proposed to raise the side gable and add a rear dormer and enlarged front dormer.

Relevant Planning History

AWDM/1278/20 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original dwelling, maximum height 3.6m and height of eaves of the extension 2.8m. Prior Approval Not Required 14.9.20

Consultations

Lancing Parish Council – No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

There are examples of hip to gable roof extensions and front, side and rear dormers visible in the street. The adjoining semis, Nos. 65 and 67 have gabled their roofs and added very similar front and rear dormers. Nos. 82 and 84 have gabled their roofs and added smaller front dormers. Whilst the roof at No. 61 is unextended it could not be argued that this proposal would be harmful to the streetscene given the extent of change in the street already and the existing roof alterations on site.

The very modest front 'porch' extension will not be harmful to character.

Neighbour amenity.

The rear roof extension will enable a view over No. 61's garden but so many other bungalows have extended similarly, most under permitted development, this would be difficult to resist. No. 61 has not objected. A condition requiring the gable landing window to be obscure and fixed shut below 1.7 metres is recommended for privacy purposes.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Gable window obscure and fixed below 1.7 metres

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 any representations? No.

Case Officer signed:	MOK	Date: 18.12.20
Authorised and signed by:	Peter Barnett	Date: 18 December 2020