Development Control – Delegated Officer Report

Application Number: AWDM/1316/16 Recommendation – APPROVE

Site: 16 Ingleside Crescent, Lancing, BN15 8EN

Proposal: Proposed front dormer and single storey rear extension. (Rear dormer, hip to gable roof extension to be built under permitted development).

Date of site visit: 25.10.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached located on the south side of Ingleside Crescent. The street is characterised by semi-detached bungalows of similar designs and sizes. The application site has a small gap between it and the side boundary with its unattached neighbour, no. 14

Many of the properties with the street have been extended. The neighbours to the application site are amongst those who have extended.

No. 18 to the east, has a rear dormer; a single storey rear extension, measuring approx. 3.5m in depth, up to the boundary with the application site (indeed, it appears to be slightly over the boundary), and a front dormer.

No. 14 has a hip to gable (with a large, long window to the side directly facing the application site); a large rear dormer; a rear conservatory extension; and a front dormer

Proposal

Planning permission is sought for a front dormer measuring approx. 3.1m wide x 1.4m high x 1.5m deep.

Although a hip to gable extension; a wide rear dormer; and a nigh-on full width single storey rear extension are shown on the plans, the applicant's agent has indicated they will be undertaken as 'permitted development', and thereby are not being considered here.

Consultations: Environmental Health:
Attach full contamination condition.

Representations: Lancing Parish Council:
No objections

Relevant Planning Policies

Submission Adur Local Plan 2016: P2, P15, P35
Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed roof dormer which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The front dormer is the only part of the application being considered, the remaining development, i.e. hip to gable; rear dormer; rear extension, are shown to be dealt with under permitted development.

As amended, the front dormer will be of very similar dimensions as that on the attached bungalow and thereby will not look out of keeping with the character of the street scene.

The immediate area is identified as being 'Potentially Contaminated Land', and therefore Environmental Health require a condition, however, as the only matter on the application being considered by the LPA is the front dormer, it would be unreasonable to attach such a condition. However, an advisory informative is recommended to alert the applicant to the potential for contamination.

Residential Amenity

The neighbours most affected by the front dormer would be no.'s 14 and 18, and because they have very similar front dormers, it is unlikely that the dormer would impact on them.

There are other front dormers within the street, and thereby the dormer is unlikely to result in harm onto the residential amenities of the neighbours opposite or nearby.

Recommendation

APPROVE subject to the following conditions

1 Plans
2 Standard time limit
3 External materials to match the existing roof tiles

Informative

1. Approved without amendment
2. Note the development shown as permitted development has not been considered within this application
3. Potential contamination

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

Case Officer: Eve Hearsey Date: 11.11..2016

Authorised by: Jo Morin Date: 14.11.2016