Development Management - Delegated Officer Report

Application Number: AWDM/2157/21 Recommendation – Approve

Site: 28 Boundstone Lane, Lancing

Proposal: Hip to gable roof extension and rear dormer.

Date of site visit: Not visited – assessed by Street View

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached hip roofed bungalow on the east side of Boundstone Lane. It is proposed to construct a hip to gable roof extension and a rear dormer.

Relevant Planning History

None

Consultations

Lancing Parish Council: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The hip to gable and rear dormer extension combination has been carried out many times elsewhere in the District as permitted development. In this case

there are examples of side gable extensions at Nos. 32 and 36 Boundstone Lane and it is not considered that it will have a harmful visual effect.

The rear dormer is large, spanning much of the width of the extended roofslope, but it is set up from the eaves and down from the ridge, and will not appear overly dominant. There are other examples of large rear dormers in the locality and it will not appear out of character.

Residential amenity

The proposal will not harm the residential amenity of neighbours. There is a distance of 36m to the bungalow to the rear (6 Vincent Close), which is also positioned at an angle to the site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match
4. Obscure glaze first floor side window

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: 21 December 2021

Authorised by: Gary Peck Date: 21 December 2021