Development Management - Delegated Officer Report

Application Number: AWDM/0235/14 Recommendation – Approve

Site: 38 Boundary Road, Lancing
West Sussex, BN15 8NF

Proposal: Extend side hip to gable and front and rear dormers.

Date of site visit: 2 April 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached hipped roof bungalow at the north end of Boundary Road. It is proposed to construct a hip-to-gable roof extension with front and rear dormers. The submitted plans confirm that the side gable and rear dormer have a combined volume of 48 cubic metres and are permitted development. Consequently, it is only the front dormer that is under consideration.

The proposed dormer will be flat-roofed and measures 2.7m wide, 1.6m high and 2.1m deep.

Relevant site history

None

Consultations

Lancing Parish Council: No objections

Representations

1 letter of objection received from the occupier of 39 George V Avenue:-

- Loss of privacy and property value

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The front dormer would be reasonably proportioned and would not dominate the extended roofslope. The street contains a number of front dormers, including the other half of this semi-detached pair. It would not appear out of character or visually harmful.

Residential amenity

The front dormer would not cause any loss of privacy or harm to residential amenity. An objection has been received in relation to the rear dormer. As stated earlier, the rear dormer can be constructed as permitted development and any objections therefore cannot be taken into account. However, the proposed dormer would be 21.5m from the boundary with the dwelling at the rear and some 45m from the property itself, well in excess of the Council's standards.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

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: 4 April 2014
Authorised by: Gary Peck Date: 4 April 2014