Development Management - Delegated Officer Report

Application Number: AWDM/1625/23 Recommendation – APPROVE

Site: 15 Glebe Way, Lancing, BN15 9RL

Proposal: Proposed front dormer and 2no. rooflights to the front roofslope. (Rear dormer and side gable to be constructed as permitted development)

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the north side of Glebe Way in Lancing, and is a semi-detached, hipped roof bungalow. The bungalow has a single storey rear extension with a false pitched roof and a flat top. There is also a shed within the rear garden.

The street scene comprises predominantly semi-detached bungalows, many of which have been extended to the rear, and some have roof dormers.

The adjoining bungalow no. 17, has approval for the same development as the proposal the subject of this application, (AWDM/0486/22 refers).

Proposal:

This application seeks planning permission to:-

- Provide a small dormer to the front roofslope; and
- Provide 2no. rooflights to front roofslope.

NB: The plans also indicate a hip to gable roof extension together with a rear dormer, but a notation on the plans states that they will be constructed under permitted development rights. Therefore, they will not be considered here.

Consultations:

Lancing Parish Council: No comment

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

Planning Assessment

Principle:
The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

Front dormers have taken place within the street, some with and some without hip to gables, indeed, the neighbouring property no. 17 has gained a permission for front dormer and rooflights, as per this current application.

The front dormer will thereby be acceptable within the street scene. The 2no. front rooflights will not be out of keeping with the area. However, the front dormer will not be able to be constructed until the Hip to Gable roof extension has taken place, and this is not being considered here as it is indicated on the plans that this together with the rear dormer, will be constructed under permitted development rights.

The distance between the front dormer/rooflights to the property across the street is some 25m, thereby they will not result in any unacceptable overlooking or loss of residential amenity to that property.

The front rooflights and dormer will thereby be in character with the locality.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

2. Hip to gable etc.

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

Case Officer: Eve Hearsey Date: 19.01.2024

Authorised by: Peter Barnett Date: 19 January 2024