Development Management - Delegated Officer Report

Application Number: AWDM/1307/21 Recommendation – APPROVE

Site: 2 Greenoaks, Lancing, BN15 0HN

Proposal: 2no. front dormers to north roofslope

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 application site is located on the south side of Greenoaks in Lancing, and is a detached bungalow with an existing rear dormer extension.

The street comprises predominantly a mix of detached and semi-detached bungalows with two storey dwellings being located further along the road. Many properties have undergone extensions including front and/or rear dormer extensions.

No. 3 has an existing conservatory type rear extension and the application site also has a prefabricated garage sited to the rear side of the property.

Proposal:

The proposal seeks permission for 2no. flat roof dormers within the front roofslope each measuring approx. 2.75m wide x 2.1m deep x 1.5m high.

Consultations: None

Representations:

Lancing Parish Council: No comment

Representation from neighbouring property

No objection, but since vehicular access to my property is in Greenoaks, adjacent to the applicants property, can a stipulation be included, to the effect that contractors must not park their vehicles so as to impede my access/egress?

There is already a white ‘access protection line’ in place on the relevant section of highway outside my access gates; I simply request that this be respected.

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 2021

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:

The proposed front dormer extensions are modest in size, with each measuring approx. 2.75m wide x 2.1m deep x 1.5m high and are set in from each of the sides of the roof by some 1.1m; with the gap between them being approx. 1.7m. Further they will be set down from the ridge by approx. 150mm and above the eaves by some 1.2m. They will therefore not dominate the front roofslope and appear balanced in their positioning. A rooflight will also be positioned in the centre point between the two dormers.

The front dormers will thereby be in accordance with SPG No. 2 'Extensions and Alterations to Dwellings, and thereby is considered to be an acceptable form of development which will not result in unacceptable harm to neighbouring residential properties, and they will not be out of character with the street scene.

Comments by a 3rd party regarding the parking of vehicles is considered to be a private matter and not a planning matter and cannot thereby be the subject of any control by the LPA.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 01.09.2021

Authorised by: Gary Peck Date: 1 September 2021