Expires 28/1/07.

Development Control – Delegated Officer Report

Application Number: ADC/0462/06 **Recommendation - Application Refused**

Site: **87 Crabtree Lane Lancing West Sussex BN15 9NH**

Proposal: **Room in roof (with west side dormers)**

The Application

The property consists of a semi-detached two storey house with rendered and brick elevations and a tiled roof. The property is located on a corner plot with Crabtree Lane to the north and Lancing Close to the west. No. 87 Crabtree Lane differs from its semi detached pair in that its gable end fronts Crabtree Lane as the roof pitch runs north-south which is perpendicular to the roof pitch of the attached dwelling at no. 85 Crabtree Lane. Access to the semi detached pair is from Lancing Close to the southern end of the properties.

The application proposes to construct two dormers in the roof fronting Lancing Close. The dormers measure 2m in width, 2m in height and protrude 2.2m from the roof. The dormers have a part pitched roof and are to provide additional bedrooms in the roof.

Consultations and Representations

Consultations/Comments
The Lancing Parish Council objected to the original application. Their objection is discussed in the planning assessment below.

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant planning issues of this application are whether or not the proposal is consistent with the existing scale and character of the dwelling and the predominant character of street scape.

The originally submitted application proposed three roof dormers all with a flat roof. The initial proposal was considered to have an overbearing impact on the dwelling given the size and number of the proposed dormers. The

Lancing Parish Council also objected to the initial application citing the size, number and bulk of the dormers as the reason for the objection. After discussions with the agent an amended application was received consisting of 2 dormers with part pitched roofs. The amended application is however, still considered to be inconsistent with Council's Development Control Standard No. 3 'Extensions and Alterations to Dwellings' which state that 'dormers should not be so large that they over-dominate the dwelling....They should be kept well below the ridge level of the existing roof...'. The dormers as amended are located at the ridge level, in order to achieve sufficient head space in the rooms in the roof. The location of the dormers, specifically their location out from the ridge and their size give the dormers a dominating presence on the roof which appears out of character and scale with the existing dwelling. The dormers will also be highly visible from the nearby area, being located on a corner plot.

The dormers will face Lancing Close to the west. Lancing Close is characterised by two rows of terraces. A number of the terrace houses have protruding first floor bay windows with associated gable roofs. No other dormers were noted along Lancing Close. The dormers proposed at no. 87 Crabtree Lane are not considered to have a significant effect on the character of the Lancing Close street scape, as no. 87 Crabtree is separate from the rows of terraces along the street and of a different design.

On balance the dormers, due to the high visibility of their location on the corner plot and their position and bulk on the roof, are considered to be out of scale and character with the original dwelling. The proposed dormers should be refused.

Recommendation

REFUSE on the ground:-

1. B5BR "The proposed dormers, by reason of their size, height and unsympathetic design, ..

Case Officer: [redacted].....

Date: 17/1/17.....

[redacted]

17/1