Development Management - Delegated Officer Report

Application Number: AWDM/1485/19 Recommendation – APPROVE

Site: 10 Greenoaks, Lancing, West Sussex

Proposal: Extend existing rear dormer and alter barn end to form gable on north (side) elevation.

Date of site visit: 14th Oct 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow with rooms in the roof and front and rear dormers. The bungalow currently has a barn hip and it is proposed to add an extension to both the front and rear dormers and add a hip to full gable extension.

The case officer considered that the extension to the front dormer could not be supported. It resulted in an overly large addition that was out of keeping with the surrounding locality and it also unbalanced the pair of semi detached bungalows and resulted in an unsatisfactory relationship with the existing front gable.

Amended plans have been received which show the front dormer to remain as existing with the rear dormer extended and hip to gable extension. These plans are for consideration here.

Representations

None received

Lancing Parish Council: - No objection

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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 hip to gable extension and rear dormer extension are considered acceptable in this case. The rear dormer is visible from neighbouring properties although not clearly visible within the street scene. It is not considered to be detrimental in this case. The hip to gable extension will match the existing attached bungalow which also has a matching front dormer. The works are therefore in keeping in appearance size and scale with the surrounding built environment. Materials proposed will match existing.

Residential amenity

The works, although increasing the scale of the bungalow, do not result in any loss of light, privacy or overbearing impact to adjacent occupiers. A small window is proposed to the extension to the rear dormer serving a shower room therefore no greater overlooking will occur than existing.

Recommendation

APPROVE

Subject to Conditions:-

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

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 21st October 2019

Authorised by: Peter Barnett Date: 21 October 2019