Expiry Date – 6/8, ppa to 10/8?

Development Control – Delegated Officer Report

Application Number: AWDM/0868/18 Recommendation – Grant

Site: 1 Abbots Way, Lancing

Proposal: Proposed side dormer to north elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12/7

Site and Surroundings

This application relates to a two storey semi detached house on the south side of Abbots Way at its spayed junction with Monks Avenue. As built the property has two bedrooms and a catslide roof on its west side.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a large side dormer to the cat slide roof to create a third bedroom, ensuite bathroom and separate bathroom. The application has been revised since first submitted, reduced in length and height.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Visual amenity and character

The side dormer is large and will be prominent in views from the street. However, side dormers have been added to many properties in Abbots Way and Monks Avenue including the immediate neighbour at No. 3 and the two houses on the opposite corner. While the revised dormer is still large, the size of the roofslope ensures that a significant amount of the original roof will remain visible and it is not considered that the proposal will be visually out of keeping with the area.

Residential amenity

The dormer will serve a bedroom and two bathrooms. The angle of the property in relation to its neighbour is such that the windows will face across the side and front of No. 4 Monks Avenue and will not result in any significant loss of privacy.

Recommendation APPROVE subject to the following conditions:

1. Plans
2. 3 years
3. Materials to Match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 10/8/18
Authorised and signed by:	Gary Peck	Date: 10 August 2018