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# Development Control – Delegated Officer Report

**Application Number: ADC/0086/08** **Recommendation – Permit Application**

**Site:** **44 Lancing Park Lancing West Sussex BN15 8RF**

**Proposal:** **Rear extension with enlargement of roof to form rooms in roof (with front and SE side dormer)**

## The Application

The application site is a detached bungalow within a cul-de-sac of various styles of chalet bungalows within the built up area of Lancing. The bungalow has a front single storey glazed extension, there is an existing single storey flat roof rear extension and a single garage set back to the side of the building.

To the north of the site is an adjacent detached bungalow with a rear conservatory extension, this dwelling is at a slightly higher ground level than the application site. To the south is a similar style bungalow, this dwelling has extended into the roof and there is an existing side pitched roof dormer which faces onto the side elevation of no. 44 Lancing Park. Within the cul de sac there are many dwellings which have been extended with side, front and rear dormers of various sizes, styles and designs.

Permission was refused in December 2007 for a gabled rear extension with rooms in the roof with side and front dormers, ADC/0659/07. This application was refused due to its large size and unsympathetic design, which would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality. In this proposal the existing pitched roof was to be extended to a gable by a total of 8 metres and at ground floor by 4.9 metres. The current proposal is a resubmission of the scheme having changed the proposed rear gable to a hip with a maximum depth of 4 metres. The side flat roof dormer and front pitched roof dormers remain as previously submitted. The side dormer on the southern roof slope is 3.3 metres wide, 1.8 metres high with a maximum depth of 1.7 metres. The front dormer is 1.3 metres wide with a maximum height of 2.5 metres to ridge and a maximum depth of 1.6 metres.

## Consultations and Representations

***Third Parties:*** - No third party representations have been received.

***Lancing Parish Council:*** - No objection

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

## Planning Assessment

### *Policies*

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standard of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

### *Residential Amenity*

As with the previous application the main properties to be affected by the proposed development are nos. 46 and 42 Lancing Park. The rear boundary of no. 36 Lancing Park meets the rear boundary of the site however there is a distance of 27 metres between this dwelling house and the proposed dormer and a distance of 16 metres between the proposed gable extension and the rear boundary. Due to the distance of the neighbour from the application site and that the buildings are sited at a right angle to each other it is not considered that there will be any significant adverse impact in this case.

The proposed side dormer window will accommodate the first floor bathroom and will therefore be fitted with obscured glazing. This dormer faces onto an existing dormer at 42 Lancing Park however there will be no overlooking or loss of privacy in this case. The front dormer will overlook the street and the properties to the other side of the road, it is considered that this relationship with the properties opposite is acceptable and there is already mutual overlooking between these properties as a result of existing windows.

The rear extension to the bungalow has been reduced in depth and bulk and is now a hipped roof addition extending by 4 metres to the rear. This extension will have a maximum height of 5.8 metres the same as the existing bungalow ridge height. The previously refused application was considered to be overbearing to the occupiers of the adjacent property at no. 46 Lancing Park. It is considered that the reduction in length and the change to a hipped roof will over come this problem and the impact will be reduced to an acceptable degree.

***Visual Amenity***

The proposed side and front dormer windows are visible within the street scene, it is however considered that the design, scale and size of these dormers is acceptable in this case and are not dissimilar to other dormers within close proximity to the site. The rear hipped extension is considered to be in keeping with the scale and design of the existing building it is not visible within the street scene.

## Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18C3 amended – The dormer window in the east roof slope shall at all times....

Case Officer....JBarker.....Date....6/3/08....

PB 6/3/08