Development Management - Delegated Officer Report

Application Number: AWDM/0407/21 Recommendation – APPROVE

Site: 4 Grand Avenue, Lancing, BN15 9PS

Proposal: Proposed loft conversion including hip to gable roof extension to north, rear (west) dormer and 3no. rooflights to front (east)

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 4 Grand Avenue, Lancing is situated on the corner of Grand Avenue and Second Avenue. The property is a semi-detached, two storey dwelling, currently with a hipped roof, and a decorative gabled front section as a centre marking for the two properties. The property has undergone a two storey side extension with a roof extension (L/55/02/TP refers)

The street scene of Grand Avenue comprises predominantly semi-detached two storey dwellings, with the design of the application site repeated periodically. Further to the north along Grand Avenue, the properties become semi-detached bungalows.

There are other properties within the street that have undergone hip to gable roof extensions and rear dormers.

Proposal:

The application seeks permission to undertake a hip to gable roof extension, together with a rear flat roof dormer measuring approx. 7.6m wide x 2.1m deep x 1.7m high. The accommodation created is shown to be a bedroom with an en-suite.

The application also includes the provision of 3no. rooflights to the front roofslope.

Representations: Letter from Emmaus House, Grand Avenue

- The development would hardly affect our outlook
- Might lose some morning sun but that isn't much of a problem

Consultations: Lancing Parish Council: No objection

Relevant History:

L/55/02/TP	Two storey side extension.	**Approved 20.05.2002**

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 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 surrounding area.

Visual & Residential Amenity

Being on a corner site, the proposal will be visible from Second Avenue. However, dormers are a common architectural form in the area, and its creation will not be out of keeping with the character of the area. As the property has been extended by way of a two storey extension in 2002, it allows a wider dormer to be put in place. However, a wider dormer would occur should 2no. adjoining neighbouring properties undertake dormer extensions concurrently.

The hip to gable extension has been set in from the eaves by some 350mm, which will thereby provide a visual skirt at the base of the gable. The dormer has also been inset from the new gable end by some 800mm. Further, the dormer is a narrow dormer in that it is offset from the rear eaves by some 1m and from the ridge by approx. 350mm. In conclusion, the proposed dormer as amended, will not be overly dominant on the roofslope and thereby the street scene, and in consequence will be an acceptable addition to the roof.

The third part of the proposal, is to provide 3no. rooflights to the front roofslope. These rooflights will not need planning permission as they are deemed permitted development, and in any case, there are other properties within Grand Avenue which have rooflights within their front roofslopes, thereby the provision of rooflights on the application site, will be in character with the street.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

3. Materials

Informatives:-

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 04.05.2021

Authorised by: Peter Barnett Date: 4 May 2021