Expiry Date - 02/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0248/10 **Recommendation – Permit Application**

Site: **113 Crabtree Lane Lancing West Sussex BN15 9NH**

Proposal: **Front dormer and extend vehicle crossover**

The Application

The site is located on the south side of Crabtree Lane a semi detached chalet bungalow with existing flat roof rear dormer and front velux windows. The street comprises of a mixture of style and design of properties. There is off street parking to the front of the bungalow.

Permission is sought for a flat roof front dormer 4.3 metres wide, 1.7 metres high with a maximum depth of 2.6 metres. The dormer will provide an additional bedroom in the loft space. Also proposed is an extension to the existing dropped kerb to the front of the bungalow which is currently 2.8 metres wide. This will be increased by an extra 1.8 metres with a total vehicular access width of 4.6 metres. This will provide access to the existing hard standing to the front of the bungalow where there is currently space for 2 vehicles.

Consultations and Representations

West Sussex County Council: - The Highways Authority advises that the proposed widening of the existing crossover would not have a negative impact on highway safety in this location.

Lancing Parish Council: - No objection

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (ADC 1996) (saved policies): AG1, AH7and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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Planning Assessment

Policies

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

Although the proposed front dormer and widened vehicular access will be visible from neighbouring properties adjacent and opposite there will be no adverse impact upon the residential amenities of the occupiers of these dwelling with regards to loss of light, privacy or overbearing impact.

Visual Amenity

The dormer and extended vehicular access are both to the front of the bungalow and visible within the street scene. The front dormer is in keeping in scale and design with the existing building and matches the dormer at the attached bungalow, no. 111 Crabtree Lane. There is already hard standing with space for two cars to the front of the bungalow and this will remain unchanged, the only alteration is the widening of the existing vehicular access from the highway, which visually has very little impact on the street scene.

Highway Safety

The extension to the dropped kerb is considered acceptable, the Highways Authority do not consider that there will be any negative impact to highway safety.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci
2. C12Ei
3. C9Ai – In the interests of highway safety.
4. The proposal hereby permitted shall be carried out in accordance with the following approved plans: -

   Drawing no. 798-1 – date stamped received 8th July 2010.
   Drawing no. 798-2 – date stamped received 8th July 2010.
   Drawing no. 798-3 – date stamped received 8th July 2010.
   Drawing no. 798-4 – date stamped received 8th July 2010.

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Drawing no. 798-5 – date stamped received 8th July 2010.

Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 5/8/10.

PB 5/8