Development Management - Delegated Officer Report

Application Number: **Recommendation – Permit**
AWDM/0788/11

Site: **54 Crabtree lane, Lancing West Sussex BN15 9PJ**

Proposal: **Installation of one rooflight on front roof slope and two rooflights on rear roof slope in connection with loft conversion.**

Date of site visit: 19.10.11

Neighbours checked: Y

Proposal
The application relates to a first floor flat located above a retail premises (GDA Garage Door Associates) which is itself within a shopping parade within the built up area of Lancing. The parade is designated as a neighbourhood shopping parade, and is split into two long rows, both on the north side of Crabtree Lane, either side of the junction with First Avenue.

Permission is sought for the installation of three roof lights as part of a loft conversion which would convert the flat into a maisonette. There would be one roof light to the south (front) which would be 0.8m wide, by 1.2m high, The rear roof lights would be 0.8m wide, by 1.0m high serving the stairwell, and a larger one, 1.1m wide, by 1.2m high serving the bedroom to be formed.

The parade of shops has no roof lights at roof level currently on either the front or rear, however the eastern parade (No's 10 -42A), has one rear dormer located midway along the roof.

Consultations and Representations

Lancing Parish Council: No objections.

Third Parties: There have been no objections from neighbours.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Visual amenity
Although the application does not specifically relate to any of the commercial premises within the parade, it is felt that the visual appearance of the parade is something to be considered in deciding this application. On the basis that

the parade has a dominantly commercial appearance with many different shop fronts and kinds of signage, and that the residential flats are of secondary prominence, it is felt important to retain this commercial feel to the parade.

The addition of a single rooflight to the front roof slope of No.54 is not considered to be so residential in its appearance that it would detract from the overall appearance of the parade, and therefore this would not over domesticate the commercial nature of the area as a whole.

Residential amenity
The proposals will not result in any unacceptable overlooking, loss of light or an overbearing appearance to any of the neighbouring sites.

Recommendation

APPROVE for the reason that:
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AS1, AH7)

Subject to:

1. Standard 3 year time limit
2. Permission relates to following plans:
   Drawing No: CDC/ish Date Received: 28.10.11
   Title: 1:1250 Site Location Plan. Date Received: 28.10.11
   Title: 1:500 Block Plan. Date Received: 28.10.11

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

Case Officer: Carlos Hone Date: 30.11.11

Authorised by: Jo Morin Date: 1.12.11