Development Management - Delegated Officer Report

Application Number: AWDM/0071/15 Recommendation – Approve

Site: **191A Brighton Road, Lancing, West Sussex BN15 8JB**

Proposal: **Additional single dormer on west side of roof, existing chimney removed and repositioning of rooflight. (Amendment to previously approved AWDM/0970/14)**

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey building on the north side of Brighton Road which is in use as 2 flats. Planning permission was granted in 2014 for the conversion of the roof space of the upper floor flat to form an additional bedroom (AWDM/0970/14). Two pitched roof dormer windows and a rooflight were approved on the east elevation and one pitched roof dormer and rooflight was approved on the west elevation. In addition, a pair of double doors with Juliet balcony was approved within the gable at the front of the building. A new window in the rear gable and the raising of the chimney stack on the west roofslope by 1.3m were also approved.

The current application now proposes to add a fourth dormer to the roof, on the west elevation. The existing chimney is to be removed and a velux rooflight on the west elevation is to be relocated to sit between the proposed dormers.

A previous application for 4 dormers at the property was withdrawn as it was considered that there were too many dormers proposed, sited too close to the ridge, which would be very prominent in the street scene. The dormer sited behind the chimney also had an awkward appearance.

The current application has revised the design of the dormers, bringing them off the ridge and reducing their width. The removal of the chimney from the west roofslope also avoids the previously awkward appearance of the dormer behind the chimney.

Relevant site history

AWDM/0473/14 - Second floor roof extension to include 4 no. dormers – withdrawn

AWDM/0970/14 - Second floor roof extension to include 3 no. dormers and 2 no. rooflights, double doors with juliet balcony to front gable, new window to rear gable and increase in height of chimney stack - approved

Consultations

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwelling and its surroundings.

Visual amenity

The previously withdrawn application was considered to cause visual harm through the construction of four dormers which were relatively large and reached the ridge of the property. One of the dormers was also awkwardly positioned behind the chimney stack.

This revised application still proposes 4 dormers but has reduced their size so that they sit below the ridge and are narrower.

The building sits at a higher level to the road and is taller than its immediate neighbours. The proposed dormers will be quite prominent in the street scene. However, the rearmost dormers on both sides will be less intrusive due to their recessed position on the roof. Side dormers are normally permitted development and it is only because this property has been converted into flats that they require permission.

There are a number of dormers visible in the immediate street scene and, on balance, it is not considered that the visual impact of the proposed dormers will be sufficiently harmful to warrant refusal of the application.

The other external alterations are considered to be acceptable.

Residential amenity

The proposed dormers will be obscure glazed with the exception of the forwardmost dormer on the east roofslope. However, that will face over the roof and front garden of the neighbouring dwelling and will not cause a loss of privacy. The proposed doors in the front gable will face the road and the front of the houses opposite and will also not cause a material increased loss of privacy. The other new openings will also have a limited impact on privacy and the impact on residential amenity is considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Obscure glaze windows as per approved plans
4. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 23 February 2015

Authorised by: Gary Peck Date: 23 February 2015