Development Management - Delegated Officer Report

Application Number: AWDM/0046/19 Recommendation – Approve

Site: 29 Alexandra Road, Lancing

Proposal: Proposed roof extension to form half hip to front

Date of site visit: 25 January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached chalet bungalow with half hipped roof and front dormer. It forms a matching pair with its attached property. It is proposed to remove the front dormer and construct a roof extension at the front to form a gable with half hip.

Relevant Planning History

None

Consultations

Lancing Parish Council: No comment

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

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 dwelling and its surroundings.

Visual amenity

The street scene in Alexandra Road, which is a cul-de-sac, is varied with a mixture of house and bungalows, front dormers and front gables. As such, the

proposed front roof extension would not appear out of character. The main issue is the impact of the extension on this pair of dwellings. It will change the character of the building, being a prominent addition to the front with higher eaves. The symmetry of the pair will be lost. However, because of the variety of styles and number of front gables in the street, it is not considered that the impact on the appearance of this pair of dwellings is such to warrant refusal.

Residential amenity

The extension will impact mainly upon the occupiers of the attached dwelling, No.3, where there will be some loss of light and outlook to and from their own front dormer. However, that window serves a bedroom only and enjoys a southerly aspect. The impact of the roof extension is not therefore considered to result in a harmful loss of amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 11 February 2019

Authorised by: Gary Peck Date: 12 February 2019