Expiry Date - 19/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1655/14 Recommendation – APPROVE

Site: 37 Boundary Road Lancing West Sussex BN15 8NF

Proposal: Dormer to front (east) elevation.

Date of site visit: 27/11/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a flat roofed front (east facing) dormer with triple panel window and materials to match the host dwelling.

The application property is a bungalow on the west side of a road in Lancing. It has a front projecting hipped outrigger. The wider area is residential and composed of houses and bungalows of similar design.

Relevant Planning History

None for this property although works pursuant to permitted development are shown on the drawings albeit excluded for this current application.

Consultations

Lancing Parish Council: No objections.

Representations None

Relevant Planning Policies and Guidance

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’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The upgrading of residential accommodation is acceptable in principle

Visual amenity

The proposed dormer would be positioned on the current front roof slope and would be possible without the other roof extension works which include a hip to gable enlargement. Of itself, the dormer would present a prominent form of addition and with its flat roofed form and wide cheeks would alter the character of the dwelling. However, given the presence of similar forms of extension in the locality (including the other half of this pair) the street scene has already become varied in house design. In this context, the addition of a further roof extension of the sort proposed cannot reasonably be considered of such obtrusiveness as to warrant refusal, and if anything would (together with the works intended to be carried out as permitted development) restore an element of symmetry to this pair.

As a consequence, the character and appearance of the street scene and the host dwelling would not be significantly harmed.

Residential amenity

The proposed dormer would not be in a position or of such a scale as to lead to any material loss of privacy, outlook or light for the purposes of neighbouring occupiers.

Recommendation

Approve subject to conditions:-

1. Time Limit
2. Materials to match

Informative

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.

Is recommendation contrary to any representations? N

Case Officer signed: L Simmons Date: 7/1/15

Authorised and signed by: J Morin Date: 08.01.2015

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