Development Management - Delegated Officer Report

Application Number: AWDM/0299/19 Recommendation – Approve

Site: 10 Firle Road, Lancing

Proposal: Proposed front dormer (Hip to gable roof extension, rear dormer and front roof lights to be built under Permitted Development).

Date of site visit: 4 March 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached hipped roof bungalow on the north side of Firle Road. It has a front gable projection on its east side. Permission is sought for a flat roofed dormer on the front roofslope. The plans show the roof being extended to form gable ends, plus a rear flat roofed dormer, all of which are marked on the plans as being permitted development. Consideration is therefore only given to the front dormer in this case.

The dormer will measure 1.3m wide, 0.9m high and 1.1m deep. It will be positioned close to the western edge of the roof, set down from the ridge and well above the eaves.

Relevant Planning History

None

Consultations

Lancing Parish Council: No objection

South Downs National Park: No comment

Adur and Worthing Councils:

Representations

Comments received from the occupier of 8 Firle Road:

- Proposed gables are very prominent and, with the dormers, will reduce light to rear patio
- Requests amendment to include small hip ends

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 (February 2019)

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

There are many examples of front dormers in Firle Road, including a larger one on the adjoining dwelling to the west (No.8). There is a mix of dwelling styles, including gable ends, and the proposals will not appear out of character.

Residential amenity

The front dormer will not cause any loss of residential amenity. The request of the occupier of No.8 for an amendment to include barn hips to the proposed gable ends is noted but it should also be noted that these elements are outside of the current planning application.

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: 21 March 2019

Authorised by: Gary Peck Date: 21 March 2019