Expires 20/4/07

Development Control – Delegated Officer Report

Application Number: ADC/0113/07 Recommendation - Refuse

Site: 87 Crabtree Lane Lancing West Sussex BN15 9NH

Proposal: Room in roof (with west side dormers)

The Application

The property consists of a semi-detached two storey house with rendered and brick elevations and a gable tiled roof. The property is located on a corner plot with Crabtree Lane to the north and Lancing Close to the west. No. 87 Crabtree Lane differs from its semi-detached pair in that its gable end fronts Crabtree Lane, with its ridge line running north-south which is perpendicular to the roof pitch of the attached dwelling no. 85 Crabtree Lane. Access to the semi-detached pair is to the south of the property from Lancing Close.

The application proposes to construct two flat roofed dormers fronting Lancing Close. The dormers measure 2.4m and 1.9m in width, 1.6m in height and 2.2m in depth. The application is a re-submission of a previous application for two dormers on the property (ADC/0462/06) which was refused in January 2007.

Consultations and Representations

Consultations/Comments
The Lancing Parish Council has objected to the proposal stating that the dormers have an overbearing appearance on the dwelling and are out of character with the rest of the road.

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The planning issues relevant to this application are whether or not the revised design of the proposed dormers is now consistent with the scale and design of the dwelling and the predominant street scene.

The resubmitted proposal has altered the location and design of the proposed dormers in an attempt to match the dormers to the style and location of the existing windows on the building. Although the proposed dormers appear

more consistent with the design of the dwelling than those proposed in the original application ADC/0462/06, the dormers still appear to over dominate the roof of the dwelling with their 'box-like' appearance. The dormers also appear to give the dwelling an unbalanced appearance, by adding a bulk to the roof which is not in keeping with the existing design of the dwelling.

The dormers will face Lancing Close to the west, which is characterised by two rows of terraces. A number of the terrace houses have protruding first floor bay windows and associated gable roofs. No other similar dormers are present along Lancing Close and given the corner location of the property, the proposed dormers would be highly visible from Lancing Close. As the dormers face towards Lancing Close, only the dormer cheek would be visible from Crabtree Lane and as such they would have a minimal visible impact on the character of Crabtree Lane.

On the whole, the proposed dormers still appear to have a significant visual impact on the dwelling, which is out of keeping and detrimental to the existing character of the dwelling and the character of Lancing Close. The proposed dormers should be refused.

Recommendation

REFUSE on grounds that:-

1. B5BR 'The proposed dormers, by reason of their size and unsympathetic design, would....the visual amenities of the locality and thereby conflict...'

Case officer:.....

Date:.....29/3/07.....