**Expiry Date – 31/8 ppa to10/9**

# Development Control – Delegated Officer Report

**Application Number: AWDM/1020/18 Recommendation – Grant**

**Site: 143 West Way, Lancing**

**Proposal: Roof extension comprising of changing side hip roof to new gable wall, front and rear dormer windows (Re-submission of AWDM/0725/18)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 7/9

## Site and Surroundings

This application relates to a semi detached bungalow on the south side of West Way. The bungalow has a modest rear conservatory extension but is otherwise unextended. Its paired neighbour is unextended at roof level. No. 141, to the east has been half gables and has front and rear roof extensions. There are many examples of front and rear roof extensions in the near vicinity including opposite.

The property is not in a conservation area and is not listed.

## Proposal

Planning permission is sought to raise the gable of this bungalow and to put large front and rear roof extensions on it.

## Relevant Planning History

AWDM/0724/18 – Hip to gable roof extension, rear dormer with Juliet balcony. Withdrawn 6.7.18

AWDM/0725/18 - Front dormer (hip to gable roof extension and rear dormer with Juliet balcony to be constructed under Permitted Development). Withdrawn 6.7.18

## Consultations

Lancing Parish Council: No objection.

## Representations

None received.

**Relevant Planning Policies and Guidance**

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

**Planning Assessment**

***Principle***

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The roof extensions will not have an unneighbourly impact. The raised gable adjoins the gated driveway on site. The rear roof extension includes a Juliet balcony but this will afford no greater overlooking than a bedroom window. The rear garden is 18 metres long. The front dormer will look across the road to other front dormers.

Design/Character

There are many examples of raised gables and front dormers in this end of the street including at 100, 102 and 104 opposite and at 141 next door and 149 three doors to the west. The front dormers at 102 and 104 are of a similar size to that proposed here. It could not be argued that the proposal will be harmful to this part of the streetscene. This is a less sensitive site than at No. 50, a corner property, where permission was refused for a front dormer in 2017 and successfully defended on appeal. Contextually the two sites are very different.

**Recommendation APPROVE** subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. Gable window obscurely glazed and fixed below 1.7 metres

***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? No.

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| Case Officer signed: | MOK | Date: 7/9/18 |
| Authorised and signed by: | Peter Barnett | Date: 7 September 2018 |