Development Management - Delegated Officer Report

Application Number: AWDM/0477/19 Recommendation – APPROVE

Site: 57 Elms Drive, Lancing, BN15 9LR

Proposal: Front dormer (hip to gable roof extension and rear dormer to be constructed as 'permitted development').

Date of site visit: 23.05.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The site comprises a semi-detached bungalow and the street is characterised by semi-detached bungalows.

The application proposes to construct a front dormer approx. 3.2m wide x 3.4m deep x 2.3m high. Its dimensions will be the mirror image of the front dormer at no. 59 Elms Drive.

NB: The plans also indicate a hip to gable extension and a rear dormer being undertaken under permitted development rights. The items will not be considered for determination here.

Representations: Lancing Parish Council – No objections

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 2019

Relevant Planning History:
None

Planning Assessment

Principle:

There is no objection in principle to the proposal which would provide a front dormer. The key concerns are the effects on the residential and visual amenities on the neighbouring properties and the character of the locality.

Visual and residential amenities:

The proposed front dormer is relatively small in dimensions and will mirror the neighbouring dormer at no. 59. Many properties within the street have constructed front dormers, therefore the proposal will not be out of keeping with the street scene.

Residential amenities:

The front dormer will abut the neighbouring property no.59 and will be of very similar dimensions and thereby will not affect their residential amenities.

The dormer is separated from no. 55 by some 8m and has no windows in the side cheeks of the dormer, so will not result in harm to no.55, and the property opposite, no. 70, at some 27m distant is too far away to be materially affected.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation? N

Informative:-

1. Approved without amendments

Case Officer: Eve Hearsey Date: 03.06.2019

Authorised by: Peter Barnett Date: 3 June 2019