Development Management - Delegated Officer Report

Application Number: AWDM/0667/22 Recommendation – APPROVE

Site: 5 Prince Avenue, Lancing, BN15 8NH

Proposal: Loft conversion with hip to gable end and dormers front and rear; garden room (Permitted Development); and block paving to front and side.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a hipped roof, semi-detached bungalow situated on the west side of Prince Avenue, Lancing, and has an existing single storey rear extension which is the similar depth as its adjoining neighbour no. 7.

Most of the properties within Prince Avenue have rear extensions and roof extensions, and some have gabled, or partially gabled, the hips. Many have front and rear dormers.

The locality comprises predominantly semi-detached bungalows, again with extensions

Proposal:

This application seeks planning permission to:-

- Hip to gable roof extension;
- Front dormer measuring approx. 4.5m wide x 2.3m deep x 1.5m high;
- Rooflight within front roofslope;
- Rear dormer measuring approx. 6m wide x 3.7m deep x 2.2m high;
- Block paving to cover front and front side.

NB: The application also indicates that a rear garden room will be provided, but states it will be permitted development. Therefore this garden room is not being considered on this application.

The dormers and new gable are to be clad in grey Cedral weatherboard.

Consultations: None

Representations: Lancing Parish Council: No comment

Relevant History:

L/112/90/TP Rooms in roof with front dormers and first floor rear extension
Refused 07.08.1990

L/190/90/TP Rooms in roof with gable to side and front and rear dormers
Refused 22.01.1991

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

Notwithstanding the earlier planning history on the site, the roof extensions will not be out of character with the street scene or the surrounding area. In fact what is being proposed would be more considered in terms of design, than many of the surrounding roof extensions. The materials are non matching and not in keeping with the other dormers in the street, but it will have a contemporary appearance which is increasingly common for such development and will be acceptable in visual terms.

The hip to gable extension will be appropriate in its locality, and will also be in character as other hips in the locality have been extended into gables or Sussex hips.

The front dormer is set in from the party wall and the chimney and from the new gable edge. It is also set down from the ridge and leaves a roofslope skirt below. The rooflight is then accommodated in the resultant space between the side of the dormer and the gable edge.

The rear dormer is larger than the front, but this is a common feature of rear dormers.

The block paving will cover the front and front side of the property, which will also be in keeping with the character of the area.

It is not considered that the neighbouring properties will have their existing residential or visual amenities materially affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 24.06.2022

Authorised by: Peter Barnett Date: 24 June 2022