Expiry Date – 2/9 – EOT agreed to 18/10

Development Control – Delegated Officer Report

Application Number: AWDM/1075/19 Recommendation – Grant

Site: 1 Derek Road, Lancing

Proposal: Side extension to east elevation and rooms in roof with front and rear dormers and side gable window.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 13/8

Site and Surroundings

This application relates to a semi detached bungalow on the north side of Derek Road at its junction with St James Avenue. This is a street of similarly built bungalows. Land rises northwards such that this side of the road is on higher ground than the southern side. The road continues to rise beyond the northern boundary of the site.

The property has a double hipped roof and is set off the side boundary by 6 metres. The neighbouring bungalow has been extended into the roofspace with a raised gable and rear dormer. Other bungalows in the street have been altered at roof level including raised gables and large front dormers.

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

Proposal

Planning permission is sought for a side extension with side gabled roof and front and rear dormers.

The application has been revised since first submitted to reduce the size of the front and rear dormers. The proposal also now includes front rooflights and a side gable window. In the original application the plans showed a garage at ground floor. The latest drawing has converted this into a bedroom.

The extension leaves a 1.3 metre gap to the side boundary hedge which is shown to be 600mm deep and to be retained.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
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 proposal will not affect neighbour amenity. A similar rear dormer exists at No. 3. No. 1 Firle Road, to the north, has a large side garden separated from the site by access to garages. This garden is more than 20 metres from the roof extensions. The proposed side gable window is a secondary bedroom window. It is 18 metres from the front of the facing bungalow. At this distance it will not cause undue overlooking.

Character

The side extension does intrude into the Derek Road building line but this line disappears at the site as beyond it, to the north, the road curls round into Firle Road. The property to the south, on the opposite corner, has high hedging and a tree in its front and side garden which screens it from view and screens the building line from view. The extension leaves approximately 2 metres to the back edge of the St James Avenue footpath including the on site hedge, which is to be retained.

The front dormer has been reduced in size and is now similar in scale to others in the street.

There are other full width rear dormers in the street. This one is larger because of the extension and is also highly visible on this corner plot. However, given the other roof alterations in the vicinity it is not considered that a refusal in terms of harm to character could be substantiated. There are no objections from neighbours or the Parish Council to this proposal.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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.

Case Officer signed:	MOK	Date: 17.10.19
Authorised and signed by:	Peter Barnett	Date: 17 October 2019