Expires 30/4/07

Development Control – Delegated Officer Report

Application Number: ADC/0129/07 Recommendation - Approve

Site: 15 Mash Barn Lane Lancing West Sussex BN15 9EE

Proposal: Rear dormer (north)

The Application

The property consists of a semi detached bungalow with brick elevations and a gabled roof. The bungalow contains a front dormer and a conservatory at the rear. The dwelling is located on a corner plot with Mash Barn Lane to the south and Shadwells Road to the east. Access to the property is from Mash Barn Lane.

The application proposed to construct a rear dormer measuring 6m in width, 2.2m in height and 2.7m in depth. The dormer is to have a flat roof and to be tiled to match the existing roof tiles. The rear dormer is to provide two additional bedrooms and a bathroom.

The application is a re-submission of a previous application for a rear dormer (ADC/0450/06) which was refused as the dormer was considered to be out of keeping in scale and appearance with the existing bungalow.

Consultations and Representations

Consultations/Comments
The Lancing Parish Council: No comments provided.

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 relevant planning issues are whether or not the proposal is consistent with the scale and character of the dwelling and the impact on the surrounding amenities.

The application is a resubmission of a previous planning application ADC/0450/06 which was refused as the dormer was assessed as over-dominating the dwelling and being out of keeping with the existing scale and character of the bungalow. The re-submitted application has reduced the

dimensions of the proposed dormer, reducing the height by 300mm, the depth by 500mm and setting the dormer off the rear wall by approximately 600mm. The proposed rear dormer now appears to be in keeping with the scale and proportions of the existing dwelling.

The rear dormer will not have a detrimental impact on the surrounding residential amenities. The attached dwelling no. 11 Mash Barn Lane already contains a large rear dormer and the property is bounded to the east by Shadwells Road. The proposed rear dormer will not cause any overlooking impacts, with the closest neighbours to the rear being approximately 27m away. The dormer is not considered to have a detrimental impact on the street scene.

The proposed dormer is now considered to be consistent with the scale and appearance of the existing dwelling and should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci
2. C12E3

Case Officer:.....

Date:24/4/17.....

25/4