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Development Control – Delegated Officer Report

Application Number: ADC/0131/08 **Recommendation – Permit Application**

Site: **18 Pratton Avenue Lancing West Sussex BN15 9NU**

Proposal: **Loft conversion including extension of hipped roof to form a gable plus two dormers at rear**

The Application

The site is located within the built up area of Lancing a semi detached bungalow within a street of properties of various styles and appearance including, semi detached and detached bungalows and houses with both hipped and gabled roofs. Many of the hipped roof semi detached bungalows similar to the property which is the subject of this application have been extended with side gables, and rear dormers, there are also some front dormers visible within the street scene.

Permission is sought to add two rear dormers 2.5 metres and 3.8 metres wide, 2 metres high with a maximum depth of 2.5 metres. A part hipped gable and front velux windows are also proposed.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (Saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

There will be no adverse impact on any occupiers of adjacent properties in this case with regards to residential amenity. There will be no over looking to the properties either side of the site and the property to the rear in Irene Avenue is at a distance of at least 60 metres from the proposed rear dormers. Therefore there will be no overlooking or loss of privacy in this case.

Visual Amenity

As stated above the properties surrounding the site vary in character and appearance and although many of the semi detached bungalows to the north of the site where originally of similar design many of which have extended with hip to gable extensions and front and rear dormers, both with planning permission and with the benefit of permitted development. Those with planning permission include 6, 9, 11, 14, 33, 35, 37 and 38.

The proposed rear dormers and side gable extension will not be dissimilar to other examples within the street scene and it is not considered that the proposed development will be out of keeping. The proposed development will not over dominate the existing bungalow. The gable is hipped to reduce its bulk and scale and the dormers are to the rear and will therefore not be visible within the street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... V Baker .....Date 29/4/08

PB 30/4/08