Development Management - Delegated Officer Report

Application Number: AWDM/1070/20 Recommendation – Approve

Site: 11 Greenoaks, Lancing

Proposal: Loft conversion, including hip to gable roof enlargement to north, dormer to west and 3no. rooflights to east.

Date of site visit: 7 September 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip-roofed bungalow on the west side of Greenoaks. It is proposed to add a hip-to-gable roof extension and a rear dormer.

Relevant Planning History

None

Consultations

Lancing Parish Council: No objection

Representations

None received

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

There are a number of roof extensions in the street with front dormers and part gable extensions. This proposal is for a full gable and, while it will appear

unbalanced with the attached property, such an extension could be carried out as permitted development in most cases. The rear dormer is modest in size and does not dominate the roofslope. It is considered that the proposal has an acceptable visual appearance and impact in the street scene.

Residential amenity

The extension will add bulk to the roof and bring the roof closer to the neighbour to the north (No.15). That property has four windows along its ground floor side wall facing No.11 which will lose some light as a result of this proposal. No.15 is on slightly higher ground though and the windows are likely to be secondary. The buildings are separated by driveways leaving a gap of about 4m.

While there will be some impact on light to and outlook from those side windows, for the reasons outlined above the impact is not considered to be so serious as to warrant refusal in this case.

Distance from the rear dormer to the dwelling at the rear is less than 22m. However, that property and its neighbour both have dormer windows already. It is also likely a smaller dormer could be constructed as PD and have the same impact.

Recommendation

APPROVE

Subject to Conditions:-

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

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 2 October 2020

Authorised by: Gary Peck Date: 2 October 2020