Development Management - Delegated Officer Report

Application Number: AWDM/1134/15 Recommendation – Approve

Site: 14 Ingleside Crescent Lancing West Sussex

Proposal: Dormer to front (north) elevation

Date of site visit: 12.8.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow in a residential street, in an inner neighbourhood of Lancing.

The proposal is for a flat roof front dormer. The full details of it are shown on the submitted drawings.

Relevant site history
None

Consultations (summarised)
Southern Water: *No objection*
Lancing Parish Council: *No objection*

Representations (summarised)
Objection received from occupiers of No. 7 Ingleside Crescent*: live opposite. Already have front dormer which is our daughter's bedroom. Not happy about being overlooked and loss of privacy for our daughter. Concerned builders and owners of No. 14 would park outside ours and our neighbours property. Limited spaces and problems for parking at normal times. Would increase the problems.*

Relevant Planning Policies

Adur District Local Plan (saved policies): AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

Front dormers are an established feature in the street. An additional one would not be out of keeping.

The proposed dormer is larger but comparable in scale to others in the street. It would sit reasonably comfortably against the enlarged roof form of the bungalow.

Residential amenity

The dormer would overlook the public street where there is less expectation of privacy.

The distance to neighbouring buildings would ensure intrusive views into private habitable rooms would not occur, and negate the potential for adverse overbearing and/or overshadowing.

Recommendation

APPROVE

Subject to Conditions:-

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

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: Matthew Porter Date: 14-09-15

Authorised by: Peter Barnett Date: 15 September 2015