Development Management - Delegated Officer Report

Application Number: AWDM/1063/22 Recommendation – APPROVE

Site: 9 Irene Avenue, Lancing, West Sussex

Proposal: Revised resubmission of application AWDM/0978/21 for proposed loft conversion, flat-roofed dormer to rear and single storey rear extension with associated internal alterations.

Date of site visit: When visiting AWDM/0978/21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow on the west side of Irene Avenue. A unique property within the street being set back between a row of two storey properties and semi- detached bungalows, terraced properties are opposite. Consent was granted under AWDM/0978/21 for a rear flat roof extension hip to gable extensions to either side of the roof and a rear flat roof dormer. Render was proposed to the ground floor and dark weatherboarding to the dormer.

The current application is an amendment to the previously approved application. The rear extension remains as previously approved, the hip to gables have been removed and a smaller rear flat roof dormer on the original roof slope is proposed. The materials as previously approved are proposed here also.

Lancing Parish Council: - No comment

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposal is a much smaller development than that previously approved. The roof will remain hipped and the dormer is much smaller, when viewed from the street only the roof light to the front will be visible and the use of materials. The dormer will be subservient and main dwelling as stated previously there are other examples of flat roof dormers visible within the street scene.

Residential amenity

The impact upon the adjacent residential occupiers was assessed with the previous application, this scheme is reduced from that originally permitted. The impact therefore is reduced and the building will be less bulky in this case. The side windows remain as previously approved so the impact will remain unchanged.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with render and weatherboarding.
4. No additional windows on the north or south elevation of the extension or dormer side window on north obscurely glazed and utility door.

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: Hannah Barker Date: 12th July 2022

Authorised by: Peter Barnett Date: 13 July 2022