Expiry 12/5/08.

Development Control – Delegated Officer Report

Application Number: ADC/0146/08 **Recommendation – Permit Application**

Site: **23 Brook Way Lancing West Sussex BN15 8DG**

Proposal: **Loft conversion with rear dormer**

The Application

The site is located within the built up area of Lancing, a gabled roof semi detached bungalow within a street of similar properties. Most of the properties when viewed from the street appear uniform there are some loft conversions incorporating rear dormers, namely no. 21 Brookway adjacent to the site, which have benefitted from permitted development.

The property has a front garden and driveway leading to a single garage set back to the side of the bungalow. There is a single storey extension to the rear of the property. Permission is sought to convert the loft with a rear flat roof dormer 6 metres wide, 2.5 metres high, with a maximum depth of 3.2 metres. Three velux windows are also proposed to the front roof slope.

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

The proposed rear dormer will not result in any loss of light or overbearing impact on any of the adjacent dwellings. To the rear there is a distance of approximately 35 metres between the proposed dormer and the neighbouring property to the rear in Seaside Road. Therefore there will be no loss of privacy in this case.

Visual Amenity

Amended plans have been received which show the dormer reduced in size to comply with the Council D.C standards. It is considered that as amended the proposed dormer meets with these standards and it is not considered that it will over dominate the dwelling.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei 12th.
3. C14Ai – 9th May 2008

R ... AH7 .... DEV1

Case Officer.....Date.....12/5/08.

PB 12/5/08