Expires 22/12/06

Development Control – Delegated Officer Report

Application Number: ADC/0402/06 **Recommendation - Application Permitted**

Site: **12 Grand Avenue Lancing West Sussex BN15 9PX**

Proposal: **Rooms in roof (with ~~side gable~~ part hipped gable and rear dormer)** ← PLEASE AMEND

The Application

The property consists of a two storey semi-detached dwelling located on the eastern side of Grand Avenue. The dwelling has brick and rendered extensions and a hipped roof.

The application proposes rooms in the roof with a part hipped gable extension and a rear dormer. The rear dormer is to measure 3.8m in width, 2.3m in height and 2.2m in depth. The roof dormer is to be clad in roof tiles to match the existing dwelling and will provide an additional bedroom and small bathroom in the roof.

Consultations and Representations

Consultations/Comments
The Lancing Parish Council has no objection to the proposal.

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main issues of this application are the impact on adjoining neighbour's residential amenity, the character of the dwelling and the street scene.

The east side of Grand Avenue is characterised by semi detached pairs of three different designs which are repeated along the street. The majority of the semi-detached pairs have hipped roofs although there are three dwellings in the near vicinity of no. 12 Grand Avenue that have full gable roof extensions carried out under permitted development rights. The impact of the full gable roof extensions is considered to be visually obvious within the street scape and to significantly detract from the predominant character of the street.

The original application proposed a full gable extension. As discussed above, it is considered that a full gable extension has a detrimental impact on the character of the street scape and the dwelling. The applicant has since provided amended plans with a part hip on the gable extension. The part hip is considered to reduce the impact of the roof extension on the street scape and to help balancing the semi detached pair, as the attached dwelling to the south no. 10 Grand Avenue has a hipped roof. Given that there are some gable extensions present in the near vicinity, the part hip is considered to reduce the impact on the character of the dwelling and street scape to an acceptable level.

The proposed rear dormer has been reduced in width to allow for the part hipped gable. The rear dormer is set down from the roof pitch, off the rear wall and retains original roof face to either side. The proposed rear dormer appears to be consistent with Council's design standards.

The proposed part hipped gable extension should have a minimal impact on adjoining residential amenity. The rear dormer is located approximately 40m away from the terraces to the rear of the property which is more than sufficient to overcome any overlooking issues.

On the whole, it is conceded that the character of the street has been altered by some full gable extensions that have been constructed and the amended proposal, with the part hipped gable roof extension and reduced rear dormer, is not considered to have such a detrimental impact on the existing character of the dwelling and the street scene to warrant refusal.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1C plan (1882 Rev.2)
2. C14Ai ....received on 11 December 2006.....
   Reason:- .....to policies AG1, AH7....and DEV1 of the West Sussex....
3. C12Ei ~~.of the external walls and roof of the part hip extension and the dormer hereby permitted...~~...
4. C18Eii ....shall be formed in the northern elevation of the part hip extension without....

Case Officer:[redacted].....

Date:....14/12/06.....[redacted]

15/12