Expiry Date – 11/2

Development Control – Delegated Officer Report

Application Number: AWDM/1565/18 Recommendation – Grant

Site: 449 Brighton Road, Lancing

Proposal: Rooms in roof with side hip to gable roof extension to west elevation, front dormer and rooflight to south elevation and replacement rear dormer to north elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11/1/19

Site and Surroundings

This application relates to a hipped roof semi detached bungalow on the north side of Brighton Road close to the roundabout. There are two pairs of 1950's bungalows set back from the road all with their original hipped roofs. Either side and opposite are two storey dwellings some with front dormers.

The property is not in a conservation area and is not listed.

Proposal

The bungalow has already been extended at rear roof level. It is now proposed to raise the side gable and to extend the rear dormer plus add a front dormer.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The hip to gable roof extension and rear dormer extension can be added under permitted development. The rooflights also do not need planning permission. The front dormer is untypical of these bungalows but front dormers are not untypical in the street nearby. The front dormer is modest in scale and set comfortably within the roofspace. It will not be harmful to character.

Neighbour amenity

The impact of the side gable and rear dormer cannot be considered as they could be built under permitted development. The front dormer will not be harmful to neighbour amenity.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. No gable window

Informative

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.

Is recommendation contrary to any representations? No

Case Officer signed:	MOK	Date: 29/1/19
Authorised and signed by:	Peter Barnett	Date: 29 January 2019