Expiry Date 06/05/2022

Development Management – Delegated Officer Report

Application Number: AWDM/0612/22 Recommendation – APPROVE

Site: 10 Freshfields Close, Lancing.

Proposal: Construction of dormer to front roofslope

Date of site visit: Up to date Google Street view and mapping used to assess proposal.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** modest residential plot
- **Property Type**: semi**-** detached bungalow
- **Character:** area is residential in character
- **Site Levels:** Flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- The proposal for the dormer on the front slope of the property are part of wider proposals for the conversion of the loft into living accommodation.

Relevant Planning History:

AWDM/0614/22 - Application for a Lawful Development Certificate for a proposed loft conversion including rear dormer and front roof light. Pending consideration

Consultations:

Lancing Parish Council – raise no objection

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

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal is subsidiary in form and scale and would be finished in materials to match the existing building.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application. The immediate street scene have examples of dormers so the proposal is nothing out of the ordinary for the locality.

Residential Amenity

As considered there would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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 letter(s) of representation? N

Case Officer: Stuart Corbey Date: 31/05/2022

Authorised by: Peter Barnett Date: 1 June 2022

Expiry Date 06/05/2022