Development Management - Delegated Officer Report – Site Notes

Application: AWDM/0113/17 **Recommendation – Approve**

Site: **117 West Way**
Lancing

Proposal: **Rooms in roof with two front dormers to north elevation (side gable and rear dormer to be built as 'permitted development').**

Date of site visit: 09.03.17

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

No.117 West Way is a semi-detached bungalow on a private estate. It has a side hipped roof and it is proposed to extend the side hip into a gable and add two ridged roof dormers to the front (north) elevation. Each would be 1.5m wide, 1.9m high and 2.9m deep. The proposal also includes a large flat-roofed rear dormer which the agent has marked as 'permitted development' on the drawings.

The adjoining neighbour dwelling has existing rooms in the roof with side gable and two front dormers very similar in size and appearance to the two proposed here. Many other dwellings in the area have rooms in the roof of varying shapes and forms.

Relevant site history

None

Consultations

Parish: No objection

Representations

None

Relevant Government Legislation and Guidance

National Planning Policy Framework (CLG 2012)
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

As stated, the two front dormers are very similar to the existing ones at No.115 which also has a side gable and the proposed side gable and dormers would not appear out of keeping with the dwelling or the streetscene.
The proposed rear dormer is not subject to this application.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**
3. **No side window in gable**

Case Officer: Sarah Crease Date: 21st March 2017

Authorised by: Gary Peck Date: 21 March 2017