expires 31-3-10
~~press expiry 24-2-10~~

Development Control – Delegated Officer Report

Application Number: ADC/0028/10 Recommendation - Permit

Site: **107 North Farm Road Lancing West Sussex BN15 9BZ**

Proposal: **Front dormer (with part-hip gable roof extension at side and rear dormer constructed as permitted development)**

The Application

The application relates to the eastern half of a pair of semi-detached, hip roofed bungalows on the northern corner of the junction between Old Barn Way and Links Road.

Permission is sought for a flat-roofed front dormer that would be 1.85m wide, by 1.6m in height, by 2.2m in depth. A part-hipped gable extension to the side and rear dormer are to be built as 'permitted development' and are not under consideration as part of this application.

The attached dwelling (No.105) has a small flat roof front dormer of similar proportions as proposed. To the east No's 115, 117 have larger front dormers approved under L/48/03 and L/152/00 respectively.

Consultations and Representations

Lancing Parish Council: No objections.

Third Parties: There have been no third party representations.

Relevant Planning Policies and Guidance

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.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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 and accord with the Council's DC standards. Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that, in some locations, front dormers may not be acceptable if for example they would spoil the special character of a Conservation Area.

Visual amenity
The area is characterised by residential dwellings, mainly of semi-detached bungalows, a number of which have been extended in the roofspace. As stated above there are three specific examples of front dormers within close proximity and it is considered that they make up part of the character of the area.

The proposed dormer would be modest in size, and it would match the front dormer of the attached dwelling, it would therefore comply with the Council's DC standards, and would not appear unsympathetic for the existing bungalow.

Recommendation

APPROVE for reason that :-
1PPi

1. C1Ci
2. C12E3
3. The development hereby permitted shall be carried out in accordance with the following approved plans: Location, block, elevation and floor plans, date stamped received 03 February 2010.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer [redacted] PB 18/2/10
Date: 24-02-10