Expiry Date –9th February 2018

Development Management – Delegated Officer Report

Application Number: AWDM/1885/17 Recommendation – APPROVE

Site: 27 Derek Road, Lancing, West Sussex

Proposal: Full hip to gable roof extension with proposed rear flat roof dormer.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 8.01.18

Site, Surroundings and Proposal

The street comprises of similar style chalet bungalows, semi detached. There are many front and rear dormers visible within the street scene and within the vicinity of the site. The application site has an existing flat roof front and rear dormer and a barn hipped roof. The ground level of the site rises from south to north.

Consent was originally sought for an enlarged rear dormer with Juliet balcony. The dormer was considered by officers to be overly large and dominant and disproportionate to the roof slope. It was requested that the dimensions of the dormer were reduced and the Juliet balcony removed. During discussions it was also considered that the removal of the barn hip to a full hip would allow the dormer to sit 'more comfortably' upon the roof slope and could be centrally positioned without the corner of the dormer being too close to the edge of the roof. Amended plans have been received to show this and have been readvertised, the amended plans are for determination here.

Consultations

None received.

Representations

None

Lancing Parish Council: - No objection.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
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.

Residential Amenity

The dormer is to the rear of the bungalow and replaces an existing smaller rear dormer with an existing bedroom window. It is unlikely therefore that additional overlooking will occur to properties to the rear and over rear gardens either side of the site. This type of development is common in this location and rear dormers already exist which face toward the rear of the site. The development would not give rise to a significant loss of privacy in this case that would warrant a refusal here.

Visual Amenity

The dormer as reduced in scale, although large, is an improvement upon the originally submitted scheme. The rear wall of the dormer is set in from the rear wall of the bungalow and there is greater spacing between the dormer and the side edges of the roof. The proposed barn hip to full gable development allows the corner of the proposed dormer to have an improved relationship with the corner of the roof bungalow, whilst still retaining a relatively large addition.

When considering the dormer and roof extensions, as amended, the dormer relates sympathetically to the existing bungalow within the direct context of its surroundings. There are many other flat roof dormers either side, opposite and to the rear of the application site. The dormer as amended represents a form of development that relates to the existing local development here. The alteration from barn hip to full hip is acceptable due to the benefits to the positioning and balance of the proposed dormer and the variation that occurs within the street scene, there are many bungalows of barn hip design however full hips are visible within the street scene also. The Juliet balcony was considered to be an alien feature here when considered within the context of the direct locality.

Recommendation APPROVE subject to the following conditions:

1. **Time limit**
2. **Materials to match existing**
3. **Approved plans**

Informative

1. Proactive with amendments

Is recommendation contrary to any representations? N

Case Officer **signed:** Hannah Barker **Date: 5th February 2018**

Authorised and signed by: Peter Barnett **Date:** 6 February 2018