Expiry Date - 21/05/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0385/14 Recommendation – APPROVE

Site: 94 Grand Avenue Lancing West Sussex BN15 9QB

Proposal: Dormer to front (west) roof slope

Date of site visit: 1 April 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow on the east side of the road. The wider area is residential in character and comprises dwellings of a similar form, scale and design. The ground is flat in topography.

The application proposes a front roof pitch flat-roofed dormer window.

Relevant site history

AWDM/0782/13 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original house, maximum height 3m and height of eaves of the extension 3m. Permitted

AWDM/1408/13 - Householder application for permitted development for prior approval for single storey rear extension measuring 4m from rear wall of the original dwelling, maximum height 3m and maximum height of eaves 3m. Permitted

Consultations

Lancing Parish Council*:* No objections.

Representations None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

Expiry Date - 21/05/2014

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposal will alter the design of the house frontage. The symmetry of the two adjoining homes is already altered by reason of 94's hip to gable extension. The dormer will be a prominent feature but of a scale that would not be unduly visually dominant. Set to align with the ground floor frontage window directly below it, the dormer would achieve an acceptable degree of compatibility in terms of the view of the dwelling front elevation. The materials will harmonise with those of the main dwelling and therefore, overall, it is considered that the dormer will not cause any significant harm to the street scene.

Residential amenity

The dormer will not result in overlooking to any neighbouring homes and would be too small otherwise as to cast any significant shadow or appear in any way oppressive. Therefore it will not be harmful to neighbour amenity.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling.
3. Permission relates to approved plans 214/94/2 received 26/03/14 and 214/94/1A received 25/04/14.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Lawrence Simmons Date: 23 April 2014

Authorised by: Jo Morin Date: 28.04.2014

Expiry Date - 21/05/2014