expires 14/10

Development Control – Delegated Officer Report

Application Number: ADC/0416/08 **Recommendation - Application Permitted**

Site: **18 Western Close Lancing West Sussex BN15 8RU**

Proposal: **Room in roof with rear dormer**

The Application

The application relates to a fully hipped roofed semi detached bungalow, the rear of which faces Winston Road. The other half of the pair also has a fully hipped roof. The rear roofslope of no.18 already contains two rooflights on both the front and rear and it is proposed to convert the roof into living accommodation with the construction of a flat roofed dormer on the rear roofIsope.

This application follows the refusal of an application earlier in the year for a similar proposal but with a larger rear dormer which was considered to dominate the roofslope (ADC/0323/08).

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objection

Third Parties

No third party representations

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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. Dormer windows should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The main consideration in the determination of the application is the visual impact of the dormer in the street scene. It measures 3.2m wide, 2m high and projects 2.5m from the roofslope. The previously-refused dormer was 4.7m wide, resulting in a reduced width of 1.5m. It is set down from the ridge by 0.3m and is positioned slightly off centre, being 0.5m from the side hip.

It will be visible from Winston Road to the east of the site. However, there is a dormer on the rear of no.17 Western Close to the north which is nearer to the road. The current proposal is set back 18m from the road and will not be visually dominant or out of character. It retains a large amount of the original roofslope and does not dominate the existing building. It is considered that the dormer accords with the Council's DC Standard and is acceptable in visual amenity terms.

Residential amenity

The rear dormer faces out over Winston Road and towards the properties on the opposite side of the road. These are over 35m away and the dormer will not have any adverse impact on residential amenity as a result. There will be some overlooking of the adjoining half's garden but it is not considered that this would sufficiently harmful to warrant refusal on this ground alone, particularly as there are already two rooflights on the rear roofslope of no.18 which afford views over the adjoining garden.

Recommendation

APPROVE for the reason :-

1PPi

Subject to the following conditions:

1. C1Ci
2. C12E3 amended (dormer)

Case Officer. P. Barnett

Date. 24/9/08