Development Control – Delegated Officer Report

Application Number: AWDM/0738/19 Recommendation – APPROVE

Site: 40 Crabtree Lane, Lancing, BN15 9PQ

Proposal: Proposed 2no. rooflights to front elevation and 3no. rooflights to rear elevation to facilitate habitable rooms in roofspace.

Date of site visit: 13.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the north side of Crabtree Lane close to the junction with First Avenue going north and North Road leading south. The ground floor is in retail use and the first floor appears to be in residential use.

Proposal

The proposal seeks permission to install rooflights into both roofslopes, front and rear, with 2no. at the front and 3no. at the rear. This is to facilitate the conversion of the loft space into a bedroom in association with the existing residential use. (The proposal is in conjunction with the adjoining property no. 36)

Consultations: None

Representations: Lancing Parish Council – No objection

Relevant Planning Policies

Adur Local Plan
DC Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The neighbouring property at no. 30 has rooflights to the front elevation, thereby the provision of the rooflights to the front elevation of the application

site will not be out of keeping, and will not result in harm to the visual amenities of the locality.

With regard to the rear elevation, again there is a rooflight on a neighbouring property and there is a rear dormer to, therefore the 3no. rooflights will not be unacceptable onto the rear elevation. Further, they will not result in any material harm to the visual amenities of the locality.

Residential Amenity

The rooflights are not considered to result in any greater overlooking issues than the existing windows at first floor level, thereby it is considered that the existing residential amenities of the neighbouring properties will not be materially affected by their introduction.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 05.07.2019

Authorised by: Peter Barnett Date: 5 July 2019