Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1442/12

Site: **5 Derek Road, Lancing**

Proposal: **Extension to existing front dormer. (Hip to gable roof extension and extension to rear dormer to be built under permitted development)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for an extension to an existing flat roof dormer extension to measure (at max) 2.2 metres in height, 2.6 metres in length, and 1 metres in width (resulting in a total width of 3.7m).

The application property is a semi-detached bungalow with a unique modernist frontage. It is built at a higher level than the highway.

The site is situated in an outer suburb of Lancing; surrounding properties are bungalows.

Relevant Planning History

None

Consultations

Lancing Parish Council – No objections

Representations

None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur Local Plan: AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The enlarged front dormer would be in proportion and sympathetic scale to the rest of the new gable ended roof.

There are many instances of similar designed front dormers in the immediate street where the original shape and form of the bungalows along it has been lost.

This development would be very much in keeping with the appearance of these surrounding properties, including the other half of this semi-detached pair.

Neighbours

The front dormer overlooks the public street. The dormer is physically removed from immediate neighbours so avoids adverse overbearing and overshadowing effect.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the South East Plan policies BE1, CC1, CC6

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials/finishes to match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 21-12-2012

Authorised and signed by: Peter Barnett Date: 2 January 2013