Expiry Date – 1/8

Development Control – Delegated Officer Report

Application Number: AWDM/0822/18 Recommendation – Grant

Site: 65 Elms Drive, Lancing

Proposal: Proposed single storey rear extension, hip to gable roof extension with front and rear dormers.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 19/7

Site and Surroundings

This application relates to a semi detached bungalow on the west side of Elms Drive close to the junction with Crabtree Lane. The property has a hipped roof and has been extended at the side with a lean to addition. It is a rendered property on a brick base.

It is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a 3.5 metre deep, 3.2 metre high rear extension. It is also proposed to gable the roof and to add front and rear dormer windows

Relevant Planning History

1948 – Glass lean to. Granted.

Consultations

Lancing Parish Council – No objection.

Representations

None received.

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.

Character

There are examples of hip to gable roof extensions and front and side dormers visible in the street. The adjoining semi, No. 67 has gabled their roof and added a very similar front dormer to that proposed here and rear dormer. No. 63, to the south has front and side dormers. Nos. 82 and 84 have gabled their roofs and added smaller front dormers. The proposed roof alterations would not be out of character or harmful to it. The roof extensions would balance with those of the adjoining semi.

Neighbour amenity.

The rear extension is the same depth as an extension at No. 67, to the north. No. 63, has a conservatory extension at the rear. 63 is set off the shared boundary by the same distance as the application site, approximately 2 metres. The rear extension will not be harmful.

The roof extensions would also not cause harm. A condition requiring the gable window to be obscure and fixed below 1.7 metres is recommended for privacy purposes. A new side window is going in at ground floor in the original side wall. This in itself does not need planning permission. It will face a window in the side wall of No. 63 but with a 4 metre separation and planting on the common boundary a loss of privacy can be avoided.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Gable window obscure and fixed below 1.7 metres

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? No.

Case Officer signed:	MOK	Date: 20.7.18
Authorised and signed by:	Peter Barnett	Date: 20 July 2018