Development Control – Delegated Officer Report

Application Number: AWDM/1330/12 **Recommendation – Approve**

Site: **117-119 Sompting Road, Lancing, West Sussex**

Proposal: **Variation of planning permission ADC/0023/11 insertion of two rooflights, one retrospective.**

Date of site visit: 16th April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an existing development which has been completed to the rear of nos. 117 and 119 Sompting Road, on the south east corner of the junction between Sompting Road and Leconfield Road. The front of the site is a convenience store with residential above. The single storey pitched roof extension and first floor gabled extension above an existing single storey side extension adjacent to the side of 119 were permitted under planning permission ADC/0023/11.

Permission is sought to insert two additional rooflights into the west and south elevation of the existing development. Retrospective permission is required for the southern rooflight.

Representations: No third party representations have been received.

Lancing Parish Council: - No objection.

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)

Planning Assessment

Principle

The proposed and existing rooflights for which permission is sought serve the existing internal accommodation as provided under planning application ADC/0023/11. Although it is no additional accommodation is proposed to be created internally there is scope for this to be carried out at a later date without constituting 'development'.

Visual amenity

Both rooflights will be visible within the street scene when viewed from Leconfield Road. The proposed rooflight faces directly onto the street. It is not considered that the additional feature on the roofslope will be detrimental to the character and appearance of the locality or the existing building. The position of the rooflight allows the large roof slope to be broken up.

The retrospective rooflight on the southern roofslope is less prominent as it faces onto the side of 1 Leconfield Road to the south of the site. There is an access way between the site and the adjacent dwelling. This feature is not out of keeping or detrimental to the surrounding area.

Residential amenity

The rooflight facing onto Leconfield Road will not result in any loss of privacy or over looking to any adjacent dwellings. On the opposite side of the road is a bungalow with a close boarded fence adjacent to the pavement and vegetation on the boundary.

As stated above the retrospective rooflight faces onto the side elevation of no. 1 Leconfield Road. There are no windows on the northern elevation of this dwelling house therefore there is no loss of privacy or overlooking as a result.

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 time limit
2. Approved drawings – Drg no. IP/001 – received 18th March 2013
   Drg no. IP/002 Rev A – received 18th March 2013
   Drg no. IP/003 -received 18th March 2013-04-30

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 30th April 2013

Authorised by: Jo Morin Date: 1 May 2013