Development Control – Delegated Officer Report

Application expiry: 21.05.07

Application Number: ADC/0173/07 **Recommendation - Permit**

Site: **39 Bristol Avenue Lancing West Sussex BN15 8NL**

Proposal: **Rear and front dormers with gable end**

The Application

The application property is the northern half of a pair of semi-detached properties on the west side of Bristol Avenue.

The proposal is for a roof extension comprising of front and rear dormers with a hip to gable side extension.

The property has previously been extended with a rear extension under permitted development (L/75/02/BN) and a conservatory after this date which may have required planning permission.

Consultations and Representations

Consultations/Comments

Lancing Parish Council have no objection to the proposals.

Third Parties

No objections to the proposal have been received from surrounding properties.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The proposed roof extensions are almost identical in size to those approved recently on the attached property to the south (No.37, L/27/05) and to the north (No.41, L/157/99).

The size of the front dormer is considered to be large but on the basis of other approvals in the locality it would be hard to refuse on the basis of it being detrimental to visual amenity. The rear dormer is also large but would not over-dominate the dwelling and is considered to be acceptable within the extended roof plane.

The proposals would not have an adverse effect on the amenities of neighbouring properties with regard to outlook, light and privacy.

Recommendation

APPROVE for reason that:- 1PPi.

1. C1Ci.
2. C12Ei.
3. C18Ci – amended.
   The window in the north side elevation of the extension shall at all times be glazed with obscured glass.
   Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer:
Date: 04.05.07

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