Expires 5/11/02.

Development Control – Delegated Officer Report

Application Number: ADC/0446/08 **Recommendation – Permit Application**

Site: **Stapleford Elm Grove Lancing West Sussex**

Proposal: **Front extension with firstfloor dormer**

The Application

The application site is a detached house on the north side of Elm Grove, Lancing. The property has a front hipped projection to the west side and is sited on a spacious plot with further detached houses either side.
Permission is sought to infill the front recess by continuing the main roof pitch down to ground floor level. The new section will sit 0.4 metres off the front building line and will enclose an enlarged porch/hallway on the ground floor. A modest hipped dormer will sit centrally within the roofspace above serving a study room.

Consultations and Representations

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. DC standard No.3 'Extensions and Alterations to Dwellings' states that front extensions on detached properties will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours.

Visual Amenity
The proposal will alter the front elevation only, adding a first floor pitch and dormer to the infill section recessed 0.4 metres off the main building line. The extension is designed such that the pitch will continue at the same angle as the main roof whilst the hipped dormer will mirror the proportions of the adjacent main hipped projection. It will consequently appear an original feature and add character to the house whilst improving its appearance within the street. It thus fully accords with local plan policy AH7.

Residential Amenity
The neighbouring property to the east has no windows in the west flank wall and as a result will not be impacted by this proposal.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date:20/10/08.

PB 21/10/08