**Application Number: AWDM/0376/19 Recommendation – Approve**

**Site: 69 Grinstead Lane, Lancing, BN15 9DT**

**Proposal: Proposed roof alterations to include hip to gable to front elevation and extension to dormer on north (side) elevation.**

**Date of site visit:** 06.06.2019

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The site is situated on the east side of Grinstead Lane, and is a detached residential, hipped roof, dormer bungalow. The property currently has a large off centre flat roof dormer to the front of the property which wraps around to the side (south) roofslope; there is a further small, flat roof dormer on the north side roofslope. The street scene comprises predominantly detached dwellings of various sizes and designs.

**Proposal:**

The application seeks permission to renovate the roof to provide:-

- Gable the front hipped roof
- Extend the dormer on the north roofslope.
- Update the dormer on the south roofslope.
- Provide 2no. windows within the front gable.

**Relevant Planning History:**

**L/74/01** Single storey rear extension **Approved 21.05.2001**

**L/195/02** Replacement higher roof with front and rear gables and side dormers (to provide rooms in roof) and rear conservatory **Approved 28.11.2002**

**L/32/04** Gable roofed rear extension (with room in roof) **Approved 25.03.2004**

**Consultations:** None

**Representations:** Lancing Parish Council: No objection

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

**Planning Assessment**

**Principle**

Development is acceptable in principle subject to the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the locality and the surrounding area.

**Visual Amenities:**

The existing dwelling is looking a bit tired and does need to be refreshed. The existing wraparound dormer totally unbalances the appearance of the existing dwelling.

The proposed roof extension and side dormers will bring the balance to the appearance of the former bungalow, and will improve the appearance of the dwelling's frontage.

The side dormers will be offset from the boundaries with the neighbouring properties and thereby will not appear overbearing onto those properties.

The new gable to the front roofslope will also improve the visual structure of the dwelling.

**Residential Amenities:**

The neighbours to the north and south will be the ones that could be affected by the proposal side dormers and new gable. The rooms will serve bedrooms. However, the dormer to the south is existing and thereby there will be no change to residential amenities of no. 71, whilst the dormer to the north will be an extension of the existing dormer serving the wc, there will be no additional windows proposed within it. Indeed, the additional windows for both of the bedrooms will be to the front and thereby will not result in any material overlooking to either of the side neighbours.

The new gable will not result in any unacceptable overshadowing of the neighbouring residential properties as the property to the south sits forward of no. 69 and thereby any overshadowing will be onto the roof of that neighbour. Whilst the property to the north, no. 67, sits further back into its site than the application site, any overshadowing would be to the front garden area, which appears to be used as a drive and parking area.

**Recommendation**

**APPROVE subject to the following conditions:**

1. Approved plans
2. Standard time limit
3. Materials to match existing

**Informative**

1. Approved without amendment

Case Officer: Eve Hearsey Date: 12.06.2019

Authorised by: Peter Barnett Date:13 June 2019