Development Management - Delegated Officer Report

Application Number: AWDM/1510/17 Recommendation – Approve

Site: 38 Boundary Road, Lancing
West Sussex, BN15 8NF

Proposal: Extend side hip to gable and front and rear dormers - re submission of AWDM/0235/14.

Date of site visit: 2 April 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached hipped roof bungalow at the north end of Boundary Road. It is proposed to construct a hip-to-gable roof extension with front and rear dormers. The submitted plans confirm that the side gable and rear dormer have a combined volume of 48 cubic metres and are permitted development. Consequently, it is only the front dormer that is under consideration.

The proposed dormer will be flat-roofed and measures 2.7m wide, 1.6m high and 2.1m deep. Permission was granted for it previously under reference AWDM/0235/14.

Relevant site history

AWDM/0235/14 - Extend side hip to gable and front and rear dormers - approved

Consultations

Lancing Parish Council: No objection

Representations

1 letter of objection received from the occupier of 36 Boundary Road:-

- Loss of privacy and potential opportunity for future intimidation

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’
Submission Adur Local Plan policy 15
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The front dormer would be reasonably proportioned and would not dominate the extended roofslope. The street contains a number of front dormers, including the other half of this semi-detached pair. It would not appear out of character or visually harmful.

While permitted development in its own right, the rear dormer is large but is reasonably well proportioned within the extended roofslope. It would not be visible from the street. The hip to gable extension would not imbalance the semi-detached pair as No. 40 already has a dormer on the side roofslope.

Residential amenity

The front dormer would not cause any loss of privacy or harm to residential amenity. The rear dormer can be constructed as permitted development but in any event it would be 20m from the boundary with the dwelling at the rear and some 42m from the property itself, well in excess of the Council's standards.

Overlooking of the adjoining garden would be possible but loss of privacy is not considered to be significantly worse than that which is already caused by the rear dormers at Nos. 34, 36 and 40 Boundary Road.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plan
2. Standard 3 year time limit
3. Materials to match existing dwelling

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

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.

Case Officer: Peter Barnett Date: 7 November 2017
Authorised by: Gary Peck Date: 8 November 2017