Development Control – Delegated Officer Report

Application Number: AWDM/0794/13 Recommendation – Approve

Site: 80 West Way, Lancing, West Sussex, BN15 8NA

Proposal: Front dormer

Date of site visit: 23 July 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi detached hipped roof bungalow located on the corner of West Way and West Avenue. It is proposed to construct a hip-to-gable roof extension and rear dormer as permitted development and this application seeks permission for a front dormer within the extended roofslope.

The dormer would be flat roofed and measure 6.4m wide, 1.9m high and 2.3m deep. It would extend across much of the front roofslope but would be 1m above the eaves.

Relevant site history

None

Consultations

None

Representations

None received

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’
Assessment of Saved Policies Against the NPPF (ADC 2013)
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 proposed dormer is box-like and will take up much of the front roofslope. However, it will match the dormer on the other half of this pair of properties and will not therefore appear out of character. There are also numerous examples of front dormers in the area.

Residential amenity

The front dormer will not cause any serious harm to residential amenity, being at the front and facing dwellings on the other side of the street over 25m away. 80 Westway is angled and does not have a direct view over any neighbouring dwelling.

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) or the policies of the National Planning Policy Framework

Subject to Conditions:-

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

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.

Informative: Precautionary contamination.

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

Case Officer: Peter Barnett Date: 2 August 2013

Authorised by: Gary Peck Date: 2 August 2013