Development Control – Delegated Officer Report

Application Number: AWDM/0930/16 Recommendation – APPROVE

Site: 9 Greet Road, Lancing, BN15 9NT

Proposal: Rooms in roof with front dormer to west elevation

Date of site visit: 21.07.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow located on the east side of Greet Road, Lancing, with painted brickwork and pebbledash. The property has 2no. PVCu front bay windows and a PVCu front door. There is an existing vehicular access and hardsurfaced front garden for parking.

The surrounding area is made up of similar style dwellings. Opposite, there is a large wide flat roof front dormer at no. 10 Greet Road, also a property in Crabtree Lane (no. 115), has a large front dormer too.

Proposal

Planning permission is sought for a front flat roof dormer extension measuring approx. 2.5m wide x 2.5m deep x 1.9m high

Consultations:

Southern Water: No objections.

Representations:

Lancing Parish Council: No objections provided ADC consider it to be in keeping with the street scene.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed front dormer as originally submitted was considered over-wide and an amendment has been secured for a small dormer. Whilst front dormers are not a predominant feature of the surrounding streetscene; the amended proposal is reasonably well-proportioned and would not appear ungainly on the roof. (NB. There will also be a rear dormer, and this is indicated to be constructed under permitted development and thereby is not being considered within this application.)

The front dormer will be a noticeable addition to the roofslope, but it is not considered to have a seriously harmful impact within the street as there is an existing dormer opposite at no. 10 and a further dormer at the junction of Greet Road and Crabtree Avenue.

Residential Amenity

The new front dormer, will be small in scale and would have no adverse amenity impacts for neighbours.

Recommendation

APPROVE

2. Standard time limit
3. Tile hanging to match existing roof tiles

Informative

1. Approved following amendments
2. For the avoidance of doubt, no consent under this permission is granted for the rear dormer shown on the submitted plans, which does not form part of the application submission.

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

Case Officer: Eve Hearsey Date: 18.08.2016

Authorised by: Jo Morin Date: 18.08.2016