Expiry Date – 5/10

Development Control – Delegated Officer Report

Application Number: AWDM/1149/18 Recommendation – Grant

Site: 94 Crabtree Lane, Lancing

Proposal: Proposed two front dormers. Raising height of roof to rear side extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 7/9

Site and Surroundings

This application relates to a detached chalet bungalow on the north side of Crabtree Lane opposite Monks Recreation ground. The bungalow has a half hipped roof and windows in either side gable.

It has been extended at single storey level at the rear with a crown roof and has a garage on its west side with mock pitched roof up to the boundary with No. 96.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought for two pitched roof front dormers. A large rear dormer is also shown on the plans but is marked to be constructed under permitted development. The crown roof of the existing single storey rear extension is to be reduced in height to make way for the rear dormer.

It is also proposed to convert the garage at the side into a study and separate bedroom. This involves replacing the sloping poly carbonate roof with a fully insulated flat roof. The existing roof slopes front to back. The lowest element at the rear will be raised in height by 600mm to create the new flat roof. It will be no higher at the front and will sit behind the existing front mock pitch. Windows are to be added to the front and rear elevations.

Relevant Planning History

L/36/95 – Attached garage at side. Granted 25.5.95

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The front dormers will not impact on neighbours. The rear dormer is to be built under permitted development.

The modest change to the roof of the garage will not affect the neighbour to the west, No. 96 has a garage and outbuildings on the shared boundary.

Streetscene

The chalet bungalow at No.100 has two pitched roof front dormers. No. 96, a semi detached dwelling, has a second floor front extension. The front dormers proposed are large but plenty of the existing roof is retained all round. Contextually they will not be out of keeping and will not harm the appearance of the streetscene.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 14/9/18
Authorised and signed by:	Peter Barnett	Date: 17 September 2018