Expires 17/1/07

Development Control – Delegated Officer Report

Application Number: ADC/0450/06 **Recommendation - Application Refused**

Site: **15 Mash Barn Lane Lancing West Sussex BN15 9EE**

Proposal: **Rear dormer (north)**

The Application

The property consists of a semi detached bungalow with brick elevations and a gabled roof. The front of the bungalow contains a dormer and there is a conservatory located at the rear of the property. The dwelling is located on the corner of Mash Barn Lane (to the south) and Shadwells Road (to the east). Access to the property is from Mash Barn Lane.

The application proposes to construct a rear dormer measuring 6m in width, 2.5m in height and 3.3m in depth. The dormer is to have a flat roof and to be tiled to match the existing roof tiles. The rear dormer is to provide a new bathroom and an additional bedroom.

Consultations and Representations

Consultations/Comments
The ~~Sompting~~ Lancing Parish Council has objected to the size of the proposal.

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant planning issues of this application are whether or not the proposal is consistent with the existing scale and character of the dwelling and the impact on the general residential amenity of the area.

The proposed rear dormer is not considered to be consistent with Council's design standards which state that rear dormers should not be '…so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance'. It was noted to the applicants and the agent that the rear dormer should be reduced in size, in order to appear in proportion with the existing dwelling.

On reviewing the plans it was felt that the proposed rear dormer should be moved off the rear wall by at least 70cm to reduce the over all size of the dormer and to reduce the overbearing impact on the dwelling. The applicant felt that a further reduction in the size of the rear dormer would not be acceptable and as such no amended plans have been received.

It is conceded that there is a large rear dormer on the attached dwelling no. 11 Mash Barn Lane, which has been constructed off the rear wall and occupies the majority of the rear roof space. The rear dormer on this property was, however, built under permitted development rights, which was confirmed by a Section 53 Certificate which determined that planning permission was not required for the enlargement of the bungalow. It is considered that the presence of unsympathetic roof dormers in the near vicinity, which have not been granted planning approval, do not by themselves provide a reason to grant permission for further unsympathetic development. Additionally it is noted that the application as submitted would not achieve any symmetry with the attached dwelling as the proposed dormer varies in its dimensions to that constructed on no. 11 Mash Barn Lane.

The proposed rear dormer will not have a detrimental impact on any adjoining residential amenity. As discussed above the attached dwelling at no. 11 Mash Barn Lane already contains a large rear dormer and the property is bounded on the eastern side by Shadwells Road. The rear dormer will not cause any undue overlooking impacts with the closest rear neighbours the Shadwell Court flats located approximately 27m away from the rear of the dwelling.

The proposed development will have some detrimental impact on the visual outlook of the street scene, noting that the semi detached bungalow is located on the corner of Mash Barn Lane and Shadwells Road and taking into account the size of the proposed dormer. Given the location of the proposed dormer to the rear, however, the dormer is not considered to have a significant detrimental impact on the street scene.

On balance, it is considered that the proposed development is unacceptable as the rear dormer would over dominate the dwelling due to its scale and design. The rear dormer would therefore, detract from both the appearance and character of no. 15 Mash Barn Lane.

Recommendation

REFUSE on ground that :-

B5BR "The proposed rear dormer, by reason...."

Case Officer:[redacted].....

Date:16/1/07.....

[redacted] 16/1