Application Number: **Recommendation –** Approve
AWDM/0028/14

Site: 23 Kings Road

Proposal: Front dormers and rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for single storey flat roof rear extension (to measure) 2.9 metres in height, 3 metres in length, and 8.9 metres in width, and two hipped roof front dormers (each one to measure 2.1 metres in height, 2.2 metres in length, and 2.3 metres in width).

The site is a semi-detached bungalow facing the junction between Kings Road and Queens Road. The roof has been extended to be gable ended rather than hipped.

The surrounding area is an outer residential suburb of Lancing.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan (saved policies): AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The rear extension would be rudimentary in its design but its scale is not unsympathetic to the rest of the building and its roof stops at eaves height. It is similar to the extension built on the attached neighbouring bungalow. It would be finished in matching exterior materials to that of the main house. It is positioned at the rear and not visible from public vantage point.

The two dormers would sit not uncomfortably against the full width of the bungalow roofslope. There is a wide variety of building types in the street

which no consistent design, so there is flexibility in the introduction of sympathetic dormers to the front roof slope. The balance of the pair of bungalows has already been lost as the application property is gable ended whereas the attached bungalow is hipped. Each dormer would be finished in materials and finishes sympathetic to the main bungalow.

Insufficient visual harm would arise from this proposal.

Residential amenity

It is the neighbours to either side who would be principally impacted upon by this development (which is physically removed from the remainder).

The neighbouring building to the south has itself been extended and has a blank wall facing onto the shared boundary with the application site, so no harm would arise from this development onto the living conditions of this neighbour.

Sufficient distance is retained between the extension and the neighbouring building to the north so as to avoid undue harm onto the living conditions of this neighbour.

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 consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Matching materials

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 letter(s) of representation? N

Case Officer: Matthew Porter Date: 04-02-2014

Authorised by: Peter Barnett Date: 6 February 2014