# Development Management - Delegated Officer Report

**Application Number: AWDM/0723/18 Recommendation – APPROVE**

**Site: 185A Brighton Road, Lancing, West Sussex**

**Proposal: Enlargement of front dormer (south) to form balcony**

**Date of site visit: 3.07.18**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is a semi detached corner, chalet bungalow. No. 185a was formed when no. 185 was subdivided into 2 semi detached chalet bungalows under ADC/0642/07.

As existing the dwelling has a kitchen and living room at ground floor and a bedroom and bathroom within the loft space. The front dormer serves the first floor bedroom.

Consent is sought to change the front dormer to accommodate full height double doors with a glazed balustrade to form a balcony.

**Lancing Parish Council: -** No objection

**Representations**

None received

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

**Planning Assessment**

**Principle**

The proposal comprises upgrading 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 balcony and enlarged dormer will be clearly visible within the street scene as this property is prominently positioned. Although this will be

larger and more prominent than the existing dormer and the dormer adjacent at no. 185 it is not considered that this will be visually detrimental. The glazed balustrade will be subtle in appearance. Variation in materials and form of dwellings along this part of Brighton Road is common. This proposal will contribute to the existing character.

**Residential amenity**

The dormer currently overlooks the front of the property and the highway to the south. The proposed enlarged opening and balcony will also overlook to the front. It will therefore not result in any additional overlooking or loss of privacy to adjacent dwellings. It is on the corner of Kings Road and Brighton Road and will therefore mainly overlook the highway. Properties to the south will be more distant. This proposal is not considered to have any adverse impact on local residents in the form of overlooking, loss of light or overbearing impact.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Glazed balustrade
4. Materials to match existing.

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

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.

Case Officer: Hannah Barker Date: 9th July 2018

Authorised by: Peter Barnett Date: 10 July 2018