Development Management - Delegated Officer Report

Application Number: AWDM/0061/21 Recommendation – APPROVE

Site: 118 Penhill Road, Lancing, West Sussex

Proposal: Hip to gable roof extension with enlarged rear dormer

Date of site visit: Use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow within a street of properties of various style and scale. As existing the bungalow has a hipped roof with front, rear and side flat roof dormers. Consent is sought to form a hip to gable roof extension and extend the rear dormer the full width of the new roof slope. Amended plans have been received to show the dormer set in from the edge of the side gable to improve the appearance of the development and break up the bulk when viewed from the side elevation.

Representations

1 representation received from 171 Brighton Road Lancing stating that they strongly support the application.

Lancing Parish Council: - No objection

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 changes to the roof of the bungalow will be visible within the street scene. The change from the hip to gable will not result in any detrimental visual impact upon the character and appearance of the area or the bungalow. There is much variation on property style and design within the street scene. The pair of bungalows will become unbalanced however this is not unusual development within residential streets such as this and without the rear dormer such development would be permitted development. It therefore is considered acceptable. The rear dormer will be large however the side dormer will be removed and there is currently a larger dormer at the attached bungalow. The dormer is also to the rear therefore it will not be clearly visible within the street scene. Improvements have been made by setting in the dormer from the edge. There are other flat roof dormers visible adjacent to the application site, to the south in Brighton Road there are many rear dormers.

Residential amenity

The dormer and hip to gable extension will be visible from neighbouring properties particularly those to the rear and south in Brighton Road. There is however spacing to the side between the site and the adjacent dwelling to the south a drive and garden therefore reducing any impact of the increased bulk. It is not considered that there will be any significant, increased overlooking as a dormer already exists to the rear albeit smaller. Also the side window facing south replaces an existing bedroom window. Taking into consideration the existing development the proposed impact is not such to warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. 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: 8th March 2021
Authorised by:	Peter Barnett	Date: 8 March 2021