Expiry Date – 18/5, ppa to 21/5

Development Control – Delegated Officer Report

Application Number: AWDM/0490/21 Recommendation – Grant

Site: 84 Grinstead Lane Lancing

Proposal: **Loft conversion including hip to gable roof extension with 1no. window in new gable to south, rear dormer with Juliet Balcony and 3no. rooflights to front. Increase in height of flat roof and 3no. roof lanterns to existing rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/5

Site and Surroundings

This application relates to a 1930's two storey semi detached house on the west side of Grinstead Lane close to the junction with Crabtree Lane. The site has a garage on its south side which has been extended to the rear and a single storey rear extension. It backs on to a service road accessed off Orchard Avenue which serves garages in the rear gardens of adjoining houses.

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

Proposal

Planning permission is sought to lift the side gable and to add a large rear dormer with Juliet balcony and three front rooflights. It is also proposed to lift the roof of the rear extension by 250mm to create improved insulation and to add three domed rooflights to it.

Relevant Planning History

AWDM/0493/21 – Detached garage in rear garden. Pending

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Character

The hip to gable roof extension will unbalance this pair of semi detached houses. However, in itself it would be permitted development and therefore it is difficult to resist. The harm caused would not justify a refusal. There are various designs of houses in this street some with visible roof alterations. The adjoining pair, to the south, each have large side dormers of differing designs.

The rear dormer is not visible from the public realm. The changes to the rear ground floor roof are inconsequential in terms of local character.

Neighbour amenity

No significant neighbour harm will be caused by the roof extensions.

The increase in height of the ground floor roof to a maximum height of 3.1 metres and the introduction of domed rooflights will also not lead to significant harm.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *Gable window*

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: 20.5.21

Authorised and signed by: Peter Barnett Date: 20 May 2021