Development Control – Delegated Officer Report

Application Number: AWDM/1099/19 Recommendation – APPROVE

Site: 19 Seventh Avenue, Lancing, BN15 0PJ

Proposal: Front dormer to north elevation

Date of site visit: 18.07.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The property is a semi-detached bungalow, situated on the south side of Seventh Avenue. At the time of visit the property had scaffolding in place as the loft was being converted to accommodation.

The proposal seeks permission to provide a small dormer on the front (north) roofslope, measuring approx. 2.5m high x 2.9m wide x 2.9m deep

Relevant History: None

Consultations: None

Representations: Lancing Parish Council: No objection

Relevant Planning Policies

Adur Local Plan: Policy 15,
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed dormer extension subject to the effect on the amenities of the existing residential properties and the character of the area in general.

Visual Amenity:

The street is characterised by semi-detached bungalows, some with front dormers, and this proposed dormer will be of similar proportions to others within the street scene, it thereby will not be out of character.

Residential Amenity:

The proposed dormer will not result in material harm to any neighbouring property including those opposite which are more than 18m distant.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing

Informative:

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 15.08.2019

Authorised by: Peter Barnett Date: 15 August 2019