Development Management - Delegated Officer Report

Application Number: AWDM/1821/19 Recommendation – REFUSAL

Site: 1 Headborough Court, Alma Street, Lancing

Proposal: 2no. front dormers (rear dormer to be constructed as Permitted Development)

Date of site visit: 16th December 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached gabled bungalow within Alma Street a private cul de sac accessed from South Street in Lancing. The cul de sac comprises of a mixture of properties cottages, houses and the bungalow which forms the application site. The bungalow is long and narrow and along with its attached neighbour very uniform when viewed from the street. There is a garage block directly opposite the site and terraced houses to the north.

The plans show a large flat roof dormer to the rear, west of the bungalow. This is shown at almost the entire length of the roof and is identified on the plans as being permitted development. It is therefore not for consideration here; a separate Lawful Development Certificate has been submitted for this development and no assessment of the lawfulness of the rear dormer has been made at this time.

Permission is sought for two flat roof dormers to the front of the bungalow; velux windows are also shown on the front roof slope. The proposed plans show 4 bedrooms and a bathroom to be created at first floor.

Representations

None received

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)

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 front dormers would be clearly visible within the street scene. Prominent views are possible towards the front of the building and also from the south looking toward the gable end. The combination of the proposed large box rear dormer and the front dormers, both high in the roof slope up to the ridge, will result in a development which is comprehensively dominant and detrimental to the character and appearance of the existing bungalow and street scene. The bungalow as existing is of simplistic form and matching design with the attached bungalow. The proposed works will compromise this existing form and character with an obtrusive bulky development.

The front dormers in terms of their large size, height and depth in relation to the ridge and roof slope cannot be supported. The case officer discussed the option of reduction of the dormers to improve the impact however any adjustments to allow the development to function internally could not improve the external impact. The height of the dormers meeting the ridge is of particular concern here.

The works are contrary to Development Management Standard No. 2 which states that “where permission is required roof alterations should not be so large that they over dominate the dwelling resulting in a top heavy box like appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.”

There are dormers to the north of the site however these are to existing terraced dwellings and are of a suitable style and scale to not over dominate the host dwellings. They do not set a precedent for the development which is for consideration here.

Residential amenity

The proposed dormers will face toward the block of garages within Alma Street beyond these are bungalows in East Street beyond. These bungalows are in excess of 20 metres away and have no rooms in the roof at present therefore no overlooking will occur from the additional windows. The bulk of the dormers will not result in any loss of light or overbearing impact to the attached bungalow. The rear dormer is not for consideration here.

Recommendation

REFUSE

The siting, scale and bulky design of the proposed front dormer windows would adversely affect the character and appearance of the building and the surrounding built environment, contrary to policy 15 of the Adur Local Plan, Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’ and the National Planning Policy Framework

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

1. Proactive refusal

Case Officer: Hannah Barker Date: 14th January 2020

Authorised by: Peter Barnett Date: 15 January 2020