EXPIRES 06·05

Development Control – Delegated Officer Report

Application Number: ADC/0075/10 Recommendation - Permit

Site: **14 Manor Close Lancing West Sussex BN15 0QY**

Proposal: **Amendment to ADC/0469/09 to enlarge the front dormer window.**

The Application

The application relates to a recently approved application for a loft conversion with part-hipped side gable and front and rear dormers (ADC/0469/09). Permission is now sought to amend the size of the front dormer window so that it would be 2m in width, by 1.5m in height, by 2.7m in depth.

Other dwellings within the street that have roof dormers are:- No's 15 (front and rear); 12 (rear and side); 4 (front and rear). Planning permissions which have also been granted but not implemented are L/7/94 Part-hipped side gable roof extension with front and rear dormers to No.6; and a part-hipped gable roof extension with front and rear dormers to No.15.

Consultations and Representations

Lancing Parish Council: No objections.

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. Roof extensions should respect the scale, character and appearance of existing dwellings, where the enlargement of a hipped roof into a gable or half-gable end may respect the proportions of a property more than adding dormers. The acceptability of the resulting lack of symmetry would depend on the visual quality and character of the area.

Visual amenity
The main concern would be whether or not the proposed enlarged front dormer still complied with the above Development Control Standards.

The roof dormer is proposed to be increased in size by 0.6m in width, with the height and depth remaining the same size. It would be comparable in size to the front dormer at No.15 which was granted planning permission in 2001 (L/144/01/TP). It is therefore considered that the modest increase in width of the front dormer would not result in an out of scale, overly large box-like appearance, and thus it would be an acceptable amendment to the original permission.

Residential amenity
The increase in size of the front dormer would not result in a loss of amenity to the surrounding bungalows.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci

2. C12E3 – amended
   ....dormers and roof extension hereby permitted shall...etc

3. The development hereby permitted shall be carried out in accordance with the following approved plans: 05/01/02 REV B: Proposed Floor Plans, Sections & Elevations date stamped received 11.03.10.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

4. C18C3 – amended
   ... in the west side elevation of the extension shall at all times be glazed with obscured glass.

Case Officer: [redacted]
Date: 09.04.10 [redacted] 13/4