Development Control – Delegated Officer Report

Application Number: AWDM/1024/11 **Recommendation – APPROVE**

Site: **10 Pratton Avenue Lancing West Sussex BN15 9NU**

Proposal: **Amendment of ADC/0315/09 to include gable ends in lieu of half hip ends**

The Application

Planning permission was granted in October 2009 for extensions to this detached bungalow on the east side of Pratton Avenue ADC/0315/09. The alterations included extending the roof of the bungalow at both ends to form half-hips with a dormer window running across much of the rear roofslope. As built, however, it has gable ends rather than half-hips and this application seeks retrospective consent to approve this amended design.

Consultations and Representations

Lancing Parish Council – No objection

Third Parties

1 letter received from the occupiers of 5 Pratton Avenue expressing no objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings' PPS1 '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.

Visual amenity and character

At the time of the original application it was considered that the roof extension, particularly to the south side, would increase the bulk of the dwelling but that the half-hipped roof that was proposed would maintain some of the character of the existing building and it would not appear too out of keeping with the adjoining hip roofed bungalows.

The formation of gable ends does add more bulk to the roof but it is not considered that it is particularly dominant in the street scene or overbearing to its neighbours. There are a variety of roof forms in Pratton Avenue, with hipped roof bungalows to the south, a gable-fronted bungalow directly to the north and a gable ended house beyond that. It is not considered therefore that the proposal will harm the character and appearance of the dwelling or its setting.

Residential amenity

There is a reasonable separation to the neighbour to the south, No.8, of 8m which ensures that the extended roof does not cause any loss of light or outlook. To the north, No.12 is closer but is also not considered to be adversely affected by the new roof form.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. This permission relates to the following approved plan received 16 January 2012:
   Drawing No. 477/03 Rev B (Site and Block Plans, Floor Plans and Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer signed: Peter Barnett Date: 16/02/12

Authorised and signed by: [redacted] Date: 16/2/12