Expiry Date – 11/3

Development Control – Delegated Officer Report

Application Number: AWDM/0051/21 Recommendation – Grant

Site: 68 First Avenue, Lancing

Proposal: Construction of front dormer to east roof slope.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: Applicant's photos and site visit 26/2

Site and Surroundings

This application relates to a mid terraced inter war property on the west side of First Avenue. The adjoining house No. 66 has a large front dormer. There are other front dormers at Nos. 6, 30, 37 and 43. The most recent known permission was at No. 43 in 2003 (L/113/03) refers.

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

Proposal

The proposed front dormer has been reduced in size since first submitted and the window within it centralised.

The plans also show a rear dormer. The plans indicate this is to be built under permitted development. No assessment of this has been made.

Relevant Planning History

AWDM/0560/13 - Proposed vehicular crossover and hard surface. Granted

L/24/04 - Front & Rear Dormers – Granted

Consultations

Lancing Parish Council: No objection.

Representations

One objection from a neighbour over the road.

1. Overlooking
2. Unsightly on the front.

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

Usually front dormers are unacceptable as they are not typical in the streetscene. However, there are other examples of large front dormers in this road not least on the adjoining property at No. 66. The application site itself was previously granted permission for a very similar front dormer in 2004.

It would be difficult to argue that this dormer would erode local character. It has been reduced in size and the window centralised to reduce its bulk and improve its appearance.

Neighbour amenity

The dormer will not create any greater overlooking of neighbours than currently exists from first floor windows. Neighbours opposite are more than 25 metres away.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. This permission is for the front dormer only. In order for the rear dormer to be permitted development it must be substantially completed before the front dormer is begun.

Is recommendation contrary to any representations? Yes.

Case Officer signed:	MOK	Date: 11.3.21
Authorised and signed by:	Peter Barnett	Date: 11 March 2021