expires 01.07.08

Development Control – Delegated Officer Report

Application Number: ADC/0220/08 Recommendation - Permit

Site: 29 Lancing Park Lancing West Sussex BN15 8RF

Proposal: Roof enlargement to form front gable

The Application

The application property is a detached bungalow located on the south side of Lancing Park within the built-up area of Lancing.

The application property originally was a hipped roof bungalow with the main ridge running front to back, similar in design to most of the other dwellings in the street. The property has been modified with rooms in the roof with front and east side pitched roof dormers, a flat roof side garage and car port to the front and a rear conservatory.

The proposal is to extend the roof of the property at the front into a gable to replace the existing dormer.

Many of the surrounding properties have been extended and modified in some way. Part-hipped front gables exist at No's 32 & 30, and front gables at No's 15, 21, 28 & 41.

Consultations and Representations

Lancing Parish Council: No comments received.

Third Parties: There has been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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 'Extensions and Alterations to Dwellings' states that roof extensions should respect the scale, character and appearance of existing dwellings.

Visual amenity

The proposed hip to gable extension at the front of the property would follow the existing ridge of the roof, and would not project forward of the existing eaves level. The properties sits towards the corner of the road with a highly defined building line to the east and to the west properties which angle round towards the north. Either side are similar scaled bungalows (No's 29 & 31), both of which have hipped roofs facing the road, No. 31 also has a front dormer.

Given that there are numerous other front gables in the street it is considered that the proposal would not appear out of keeping or incongruous. The scale of the proposal is in keeping and would not result in an unbalanced property.

Residential amenity

The proposed roof extension is modest in scale given the distances between the neighbouring properties and would not adversely affect the outlook or amount of light available to the surrounding properties. The window in the front gable would merely be replacing that which currently exists in the front dormer and would not affect the privacy of the properties opposite.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii

Case Officer: [signature]
Date: 12.06.08

12/6/08