Development Management – Delegated Officer Report

Application Number: AWDM/0669/23 Recommendation: REFUSE

Site: 16 Croshaw Close, Lancing, West Sussex

Proposal: Extend existing dormers to east and west elevations.

Date of Site Visit: Visited when considering previous application

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a gabled roof bungalow with a garage set back to the side. It is in a cul de sac of bungalows however the other bungalows have a different pattern of development to the application site most of which are semi detached and gabled roof to the sides and not front to back.

Consent was granted under AWDM/1675/20 to raise the ridge of the bungalow and extend to the west side and rear to enlarge the ground floor living space and add two bedrooms and a bathroom at first floor. Two dormer windows are proposed in the east and west side roof slopes. This work has been implemented and the current application seeks consent for the dormers to be enlarged.

The current application seeks consent to extend the existing flat roof dormers on the east and west side to extend the full length of the roof slope on both sides. An additional window is proposed on the east side and the window is moved on the west side.

Representations: - Objection received from the owner/occupier of no. 17 Croshaw Close.

- The proposed new window on the east side will overlook the kitchen and approximately 75% of the rear garden of no. 17 Croshaw Close. The raising of the ridge and the additional structure may also affect light to 17 Croshaw Close.

Lancing Parish Council: - It was resolved to support this application.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The dormers as existing and previously approved are modest in scale and do not dominate the roof slope or the existing building. The dormers as proposed run the full length of both sides of the bungalow and will be overly large and prominent. They will dominate the appearance of the bungalow representing incongruous features which would be harmful to the character and appearance of the bungalow and surrounding locality. They would set a harmful precedent for any future similar development which would have a significant detrimental impact.

Residential amenity

The existing dormers have been conditioned to be obscurely glazed and non opening above 1.7 metres above finished floor level. There is a bedroom window proposed here which will be clearly glazed and would overlook to the east. This would impact upon the residential amenities of the adjacent property.

Recommendation

REFUSE

1. The proposed extensions to the side dormers would, due to their size and scale in relation to the host dwelling, be harmful to the character and appearance of the bungalow, setting a harmful precedent and having a detrimental impact upon the visual amenities of the locality. They would also result in overlooking of neighbouring properties to the detriment of their residential amenity. The proposal is therefore contrary to Policy 15 of the Adur Local Plan.

Is recommendation contrary to letter(s) of representation N

Proactive, refusal

Case Officer: Hannah Barker Date: 20th July 2023

Authorised by: Peter Barnett Date: 20 July 2023