Application No.: ADC/0508/07 Recommendation – Permit Application

Site: 8 Valley Road, Sompting, West Sussex

Proposal: Loft Conversion with Hip & Gable Roof and Dormers

The Application

The application site contains the western half of a semi-detached pair of bungalows with white rendered brick walls, a clay tile hip ended roof and a large rear garden, located on the northern side of Valley Road, Sompting.

An application for a single storey rear extension and a room in the roof with a small rear dormer was granted Planning Approval by Council in November 2001 (S/56/01). The rear extension was erected in 2002 however the room in the roof and rear dormer have not been constructed.

The applicant now proposes a much larger development in the roof space including conversion of the western hipped roof end to a full gable, a wider rear dormer (from 2.7m to 4.8m) and a 2.2m wide pitched roofed front dormer located on the eastern part of the front roof plane. The changes will allow a much larger master bedroom to be created as well as an ensuite and unlabelled extra room.

Valley Road is characterised by a variety of bungalow and chalet bungalow development. A small number of houses have front and/or rear dormers including the eastern half of this semi-detached pair whose appearance from the street is similar to that proposed by this application.

Consultations and Representations

Sompting Parish Council: No objection.

Third Parties: No representations received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Visual amenity, character and appearance

From the highway the appearance of the dwelling will be similar to that of the eastern half of this semi-detached pair. The location and style of the proposed dormer mirrors that which has already been constructed on the attached dwelling, although the sizes and height are slightly different. On this

basis the proposal is considered to be complimentary to the existing building and not detrimental to the existing character or streetscene of the area.

The rear dormer is evenly spaced along the rear roof plane of the dwelling in accordance with the requirements of DCS No.3. Whilst large, the size of the dormer is comparable to others approved in the general area.

The proposed use of matching building materials will ensure that all portions of the extension remain in keeping with the character of the existing building.

Residential Amenity - Daylighting

Despite conversion of the hip to a gable end, a reasonable gap is maintained between the gable and the adjoining property, hence daylight impacts on the adjoining property are expected to be minimal and therefore considered acceptable in this instance.

Residential Amenity - Privacy

The distance from the proposed dormer windows to the principal windows of houses to both the front and rear of the property easily exceed the 22m minimum requirement of Development Control Standard No.3. As a result the potential impact the extension may have on neighbouring property's privacy is considered to be within acceptable levels.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci (Standard Time Limit)
2. C14Ai (4 October 2007 – AG1 & AH7 of ADLP / DEV 1 of WSSP)
3. C12Ei (Match External Materials)

Case Officer... D. Reynolds

Date..9/10/07

GH.