Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0553/15

Site: **30 Cokeham Road, Sompting**

Proposal: **Front Dormer**

Date of site visit: 26 May 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a semi-detached bungalow located on the north side of Cokeham Road. This is a predominantly residential area comprising of mainly similar bungalows in the immediate vicinity.

A dormer window extension is proposed to the front roofslope. The dormer would measure 2.65 metres in width, 1.5 metres in height and 1.8 metres in depth approximately.

Relevant site history

AWDM/0574/15 Application for Certificate of Lawfulness for proposed side gable and rear dormer and installation of rooflight windows to front roofslope. Approved

AWDM/0582/15 Householder application for permitted development for prior approval for single storey rear extension measuring 5.5m from rear wall of the original dwelling, maximum height 3.5m and maximum height of eaves 2.3m – Prior Approval Not Required 4.6.2015

S/30/82 – Vehicular access Approved 28.09.1982

Consultations
None relevant

Representations
Sompting Parish Council – *Taken on its own Sompting Parish Council can find no valid objection to this application, however when taken in conjunction with AWDM/0574/15 and AWDM/0582/15, considers that taken collectively these should be turned down as it considers the proposed development to be out of scale and out of character to the existing property and out of scale and character with neighbouring properties.*

Planning Assessment
A Certificate of Lawfulness has been issued for the rear dormer and hip to gable extension. The proposed dormer could be constructed in isolation, but

if carried out as part of the same building operation as the permitted roof enlargements, would not take the additional volume over the allowable 50 cubic metres.

Visual amenity

The comments raised in the representation are noted. However, the design merits of those proposals not forming part of this application and are intended to be constructed as permitted development so cannot be taken into consideration when deciding this application for a front dormer window. The proposed front dormer can be separated from those works and must be considered on its own individual merits. The dormer would be readily visible in the streetscene and would appear relatively wide compared with the amount of glazing proposed, however there are other dormer windows of varying sizes in the vicinity of the site and the scale and design of the proposed front dormer would not be out of character and so a refusal would not be justified. Subject to the use of matching materials, design and impact on the character of the area are considered acceptable.

Residential amenity
Having regard to the relationship with surrounding properties and the scale of the proposals, there would be no significant impact on the amenities of neighbouring occupiers in terms of loss of light, outlook or privacy.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Drawing number 05 entitled ‘Block & Location Plan’ deposited 1 May 2015
   Drawing number 01 entitled ‘Plans and Elevations as Existing’ deposited 1 May 2015
   Drawing number 02 (2) entitled ‘Plans and Elevations as Proposed’ deposited 1 May 2015

Informative:
1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. This planning permission relates solely to the front dormer and does not give planning permission to those works highlighted in Drawing number 05 as being determined under other applications.

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Rebekah Smith Date: 25 June 2015

Authorised by: Peter Barnett Date: 25 June 2015