Development Management – Delegated Officer Report

Application Number: AWDM/0506/16 **Recommendation – Approve**

Site: **6 Berriedale Drive, Sompting, Lancing**

Proposal: **Rooms in roof with hip to gable roof extension to south side elevation and rear dormer to east elevation. Single storey rear extension to east elevation.**

Date of site visit: 17.05.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached hipped roof bungalow within a street of similar properties, many of which have been altered and extended with alterations to the roof and rear extensions. A single storey rear extension has been commenced at the site which forms part of this application. The extension is a total of 6 metres in depth however it is formed of a section which has existed for some time, 2.3 metres in depth with a flat roof. The submitted plans also show a conservatory which extended in addition to the existing flat roof addition. This has been removed. At the time of visiting the site the additional part of the extension had commenced and the roof form had been constructed. This is a half hipped roof. The rear section of the extension is set in from the boundary of the attached bungalow by 0.4 metres. The extension will have an overall maximum height of 3.4 metres. It is proposed that the existing and current extensions will be combined to form a large kitchen/dining/living space.

A hip to gable extension is also proposed with a large rear flat roof dormer. The dormer is shown on the submitted plans as 8.7 metres wide, 2.4 metres high and 2.8 metres in depth.

Representations: - None received

Sompting Parish Council: - Support application

Consultations

Southern Water: - Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. Standard informative to be attached re: connection to the public sewerage system.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The hip to gable extension will be visible within the street scene and will unbalance the existing pair of bungalows. Yet consideration must be given to the existing character within the locality which comprises of bungalows which have been altered by the addition of roof extensions, front and rear dormers, hip to gable extensions and in some cases first floor additions. There are also a number of large scale rear extensions which although most are not visible from the street they do contribute to the erosion and change to the original character of the area. The evolved character is now that of large box dormers, hip to gable extensions and a less consistent and uniform appearance to the street scene. Many hip-to-gable extensions and large flat roof dormers have also been constructed under permitted development where control of development cannot be made. It is considered that in the determination of this case the existing development which has taken place over time must be considered now as the established character here. Despite this development needing consent and therefore the ability to control development on balance it would not be justified to refuse the application in this case as it replicates similar development which the street scene. The loss of symmetry between the bungalows is regrettable however in this locality the harm would not be such to warrant refusal.

Notwithstanding the above there were attempts made by officers to reduce the scale of the rear dormer to improve its impact, the request was for a marginal reduction yet after consideration the agent required the application to be determined as submitted. Although a reduction would be preferable officers considered that the character of the area was such that the additional of a further rear flat roof dormer of this size would not be out of keeping in this case. Also considering what could be built without planning permission. It should be noted here that this recommendation is made in the light of the existing circumstances and judged on its own merits. It does not set a precedent for similar development in other locations, applications are considered on a case by case basis.

The character of the street scene is that of extended and altered bungalows with various roof forms.

As stated above the rear extension, although large in depth would not impact upon the street scene. There are many rear extensions to bungalows within this locality which forms part of the evolved character here.

Residential amenity

The hip to gable extension and rear dormer will not result in any adverse impact with regards to loss of light, overbearing impact or loss of privacy to adjacent properties. There are no windows proposed on the side elevation. A condition is attached to ensure that this is the case to avoid overlooking.

The single storey rear extension is 6 metres in total depth. Development Control Standards state that a single storey extension built up to the boundary with an attached dwelling should not exceed 3.5 metres in depth. This exceeds the guidance significantly yet there is an existing rear extension at the attached bungalow no. 8. The extension is of flat roof, conservatory design however there are solid panels on the side adjacent to the site. No side windows are proposed in the new extension therefore there is no loss of privacy, a condition is attached to ensure this is the case.

Due to the existing extension at no. 8 it is considered that the depth of the extension at the application site is acceptable. It appears from the plans submitted that the proposed extension will extend approximately 3.6 metres beyond the rear of the extension at no. 8. On balance a reduction is not warranted in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows in side gable or side walls of extension.
4. Approved plans

Informatives

1. Proactive statement
2. Southern Water

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

Case Officer: Hannah Barker Date: 27th June 2016

Authorised by: Jo Morin Date: 27.06.2016