Expiry Date - 17/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0348/10 **Recommendation – Permit Application**

Site: **53 Upper Brighton Road Sompting Lancing West Sussex**

Proposal: **Extension of pitched roof over existing flat-roofed extension to create rooms in roof (including east side dormer)**

The Application

The application property is a hipped roof semi-detached bungalow fronting the A27 on the corner of Berriedale Close. There is a flat roofed single storey extension on the east side of the dwelling and the application proposes to construct a pitched roof over the extension with a full hip on the east side and a barn hip on the south side. A dormer window is proposed for the east roofslope.

Consultations and Representations

Consultations/Comments

None

Third Parties

No third party representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Government policy is set out in Planning Policy Statement PPS1 ’Delivering Sustainable Development’. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposal will extend the ridge line by 5m but has been designed to match form of the existing roof. Consequently, the proposal is considered to be in keeping with the character and appearance of the existing dwelling and will improve the overall appearance by removing the flat roof at the side. The hipped roof will reduce the bulk of the extension when viewed from the A27 and Berriedale Close and it is not considered to harm the street scene. The dormer will be a modest pitched roof window which will not dominate the roof.

Residential amenity

The proposed dormer will serve a bathroom and will therefore be obscure glazed. It will face towards 51 Upper Brighton Road, 23m away to the east.

That property is part screened by a boundary hedge and no loss of amenity will occur as a result of this proposal.

To the south, 1 Berriedale Close is 14m away. The roof extension will contain a rooflight only in the southern elevation, together with two new rooflights in the south elevation of the existing building. These will face towards the front garden and side of 1 Berriedale Close, which is separated from the site by the garage of No.53. It is not considered that any loss of privacy will occur.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Civ (amended) The window in the east side dormer window shall…
4. This permission relates to the following approved plans date stamped received 22 September 2010:
   Drawing No. 935/3/01 (1:1250 Scale Location Plan and 1:200 Scale Site Plan), Drawing No. 935/3/04 (Plans as Proposed), Drawing No. 935/3/05 (Elevations and Sections as Proposed)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 27 October 2010