Expires 16/6

Development Control – Delegated Officer Report

Application Number: ADC/0156/09 **Recommendation – Permit Application**

Site: **49 Boundstone Lane Sompting Lancing West Sussex**

Proposal: **Front dormer**

The Application

The application property is a detached hipped roof bungalow located on the west side of Boundstone Lane. There is a similar detached bungalow to the north and a two storey detached house to the south. The street generally contains a mix of dwelling types although there is a line of bungalows opposite and north of the site.

It is proposed to extend the bungalow at roof level, constructing large flat roofed dormers on the north and south side elevations and forming a part gable on the rear elevation, none of which requires planning permission as it is less than 50 cubic metres in volume. The only element of the proposal which does require permission is a small pitched roof dormer on the front elevation.

Consultations and Representations

Consultations/Comments

None

Third Parties

No 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 of the Local Plan 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 front dormer will be positioned high up the roofslope and will sit just below the ridge. However, a large amount of the front roofslope will remain visible and it is considered, in the context of the other extensions which are far bulkier and more dominant visually, that the proposal will not unduly harm the character and appearance of the dwelling.

The street generally does not contain front dormers, with the exception of No.41 to the south does have three flat roofed dormers on its front rooflsope. This modest proposal, for the reasons stated above, is not considered to unduly harm the character of the street scene.

Residential amenity

The front dormer will face towards the street and will not result in unacceptable overlooking of private garden areas or rooms of neighbouring dwellings. Consequently, no loss of amenity will arise from this proposal.

Recommendation

APPROVE for reason that:-

1PPi (amended) delete WSSP policies

Subject to:

1. C1Ci
2. C12E3 (amended) Delete WSSP policy

Case Officer [redacted] Date 22/5/09

[redacted] 22/5