Expiry
19/3/09

Development Control – Delegated Officer Report

Application Number: ADC/0030/09 **Recommendation – Permit Application**

Site: **17 Silverdale Drive Sompting Lancing West Sussex**

Proposal: **Front dormer**

The Application

The application site is a semi detached gabled roof bungalow within a street of bungalows of various styles many of which have had loft conversions including both front and rear dormers.

Permission is sought for a pitched roof front dormer 2 metres wide, with a maximum height of 2.4 metres and depth of 3.3 metres. The dormer forms part of a loft conversion which also includes a flat roof rear dormer which does not require planning permission in this case and is therefore not for consideration under this application.

Consultations and Representations

Third Parties: - No third party representations have been received.

Sompting Parish Council: - No objection but would point out there is an extra window being installed on the north elevation and as it overlooks, should be with obscured glass.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II 'Supplementary Planning Guidance' comprising: Development control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design layout and construction (DEV1). 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, 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.

Residential Amenity

There will be no issues with regards to residential amenity in this case, the front dormer will face the highway and the dwellings on the opposite side of the street where there is already mutual overlooking.

Sompting parish Council's comments with regards to the proposed window on the northern elevation is noted and a condition is attached to ensure that this window is to be fitted with obscured glazing and non-openable with the exception of a top hung opening light.

Visual Amenity

There are many other examples of front dormers within Silverdale Drive most of which are flat roof. However there are other examples of pitched roof dormers within close proximity to the site. The dormer is set down from the ridge and of modest size therefore not dominating the roof slope. It is in keeping in size and scale with the existing bungalow and will be built with materials to match existing

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Civ – (amended) The window in the north side....small top-hung opening light. Delete "details... installation"

Case Officer.....Baker.....Date. 27/2/09 PB 27/2/09