Development Management - Delegated Officer Report

Application Number: AWDM/0438/18 Recommendation – APPROVE

Site: 156 Western Road, Sompting, Lancing

Proposal: Proposed front dormer

Date of site visit: 24.04.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached gabled roof bungalow on the eastern side of Western Road, Sompting. There are examples of both houses and bungalows within the street scene. Many bungalows have front and rear dormers which are visible within the street scene.

Consent is sought for a front dormer extension, the plans as originally submitted showed a rear flat roof dormer with Juliette balcony with a front pitched roof dormer. The rear dormer is to be built under permitted development and therefore only the front dormer is for consideration here. Due to the pitch roof design and the ridge of the dormer being the same height as the ridge of the bungalow is was considered that within the context of the existing street scene this could not be supported. A flat roof dormer, set lower in the roof slope was considered to be more appropriate here.

Amended plans have been received showing a flat roof dormer 2.8 metres wide more centrally positioned in the roof slope.

Representations

1 Objection received from the owner/occupier of no. 154 Western Road. Object to rear dormer and Juliette balcony. Loss of smaller properties, overlooking, loss of privacy, overly large, front dormer smaller, no mention of sound proofing.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading 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 front dormer as amended gives rise to a form of development that is larger in scale than the pitched roof dormer however it is more suitability positioned within the roof slope and the flat roof design is in keeping with other surrounding properties. Many flat roof dormers are visible to the front roof slopes within close proximity of the site.

Residential amenity

Although there has been an objection received from the adjacent neighbour this is in relation to the impact of the rear dormer and overlooking which will occur as a result. This part of the proposal is permitted development and therefore its impacts are not for consideration here. The Planning authority is not in a position to control this part of the development. The impact of the front dormer only is for consideration here. As amended the proposal will not result in any loss of privacy, overbearing impact or loss of light in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. Proactive - amendments

Case Officer: Hannah Barker Date: 29th May 2018

Authorised by: Peter Barnett Date: 4 June 2018