expires 05.10.09

Development Control – Delegated Officer Report

Application Number: ADC/0275/09 **Recommendation - Permit**

Site: **39 Thirlmere Crescent Sompting Lancing West Sussex**

Proposal: **Conversion of roofspace including front dormer**

The Application

The application relates to the eastern half of a pair of semi-detached bungalows on the south side of the street, to the north of the railway line.

Permission is sought for a pitched-roof, front dormer, 2.7m in width, by 2.3m in height, by 2.9m in depth. The dormer would be located directly above the ground floor window.

The attached bungalow (No. 41) has a flat-roofed front dormer of similar scale, located in the centre of the roofslope. Other dwellings within the vicinity have front roof dormers (No's 16, 19, 21, 23, 24, 26, 47, 49 & 55).

Consultations and Representations

Sompting Parish Council: No objections.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 '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.

Development Control Standard No.3 states, amongst other things, that roof extensions should respect the scale, character and appearance of existing

dwellings, and that the acceptability of lack of symmetry as a result of a hip to gable extension would depend on the visual quality and character of the area.

In relation to roof dormers it states that they should not appear 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.

Visual amenity
The proposed dormer as originally submitted was considered to be modest in scale and would not have resulted in it appearing overly large or box-like.

There was a concern that due to the application bungalow being half of a semi-detached pair, which had already been extended with a front dormer of different design and siting, that the pitched roof may look a little out of keeping.

The applicants agent has agreed to amend the scheme, and plans showing a modified design (to a flat roof), to match that of the front former at No. 41 have been submitted, to allay fears that the proposals would appear incongruous with the attached neighbour.

The proposals still retain the location directly in line with the ground floor bay window which are considered acceptable in terms of their alignment and the effect on the appearance of the original dwelling.

Recommendation

APPROVE for reason that :-

1PPi.

1. C1Ci
2. C14Aii – 11.09.09 (AH7)
3. C12E3 – amended
   ...hanging of the dormer hereby...etc

Case Officer: [redacted]
Date: 21.09.09. 21/9/09