Development Management - Delegated Officer Report

Application Number: AWDM/0437/19 Recommendation – APPROVE

Site: 9 Hillside Road, Sompting, Lancing

Proposal: Proposed hip to gable roof extension with front and rear dormers

Date of site visit: 29.04.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached, hipped roof bungalow within a street of similar properties in north Sompting. The ground level increases from south to north. There is variation between bungalows within the street due to extensive development which has occurred within this locality and surrounding streets. Many bungalows have been altered with front and rear large flat roof dormers, increased ridge heights and flat roof additions.

Consent is sought for a hip to gable extension with front and rear flat roof dormers.

Representations

None received

Sompting Parish Council: - Support application

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 (February 2019)

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 original character of the built environment here has been eroded over time with large flat roof dormers giving rise to the prevailing character here. Many existing hipped bungalows have been extended with hip to gable extensions both under permitted development and with consent incorporating other development.

The front and rear dormers are large and dominate the roof slopes, they also exceed the ridge height of the existing bungalow. Yet in this case within the street scene and surrounding area the built form is dominated by flat roof dormers with large front dormers being a common feature here. Unfortunately in addition dormers which exceed the ridge height are also visible in close proximity to the application site. Due to the existing street scene and previous consents which set a precedent for such development a refusal cannot be justified here.

Residential amenity

The development does not give rise to any loss of light, privacy or overbearing impact in this case. Some overlooking may occur to the rear, yet this would not be such to warrant a refusal and such a relationship could occur if a rear dormer was to be built under permitted development.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 7th May 2019

Authorised by: Peter Barnett Date: 7 May 2019