Expiry Date – 30/7/18 eot sought to 13/9

Development Control – Delegated Officer Report

Application Number: AWDM/0798/18 Recommendation – Refuse

Site: 67 Abbey Road, Sompting

Proposal: Rooms in roof with side hip to gable roof extension, front and rear dormers, front rooflight and first floor window to north elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 17/7/18

Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the east side of Abbey Road, which is just off Cokeham Road. The property is unextended at present. There are many and varied examples of roof alterations to the bungalows in this road.

It is not in a conservation area and is not listed.

Proposal

Planning permission is sought to gable the roof and to added front and rear dormers. The new roof would have a front rooflight and a gable window for a bathroom.

Relevant Planning History

None.

Consultations

Sompting Parish Council supports this application.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

There are many examples of hip to gable roof extensions and front, rear and side dormers in Abbey Road. No. 65, to the north, has gabled their roof and added a very similar front dormer to that proposed now. They also have a rear dormer extension though much smaller than now sought. The rear roof extension proposed is excessively large and, notwithstanding the many roof extensions in the area, will be out of character and harmful to appearance. Large rear roof extensions that exist are likely to have been built under permitted development. This scheme, because of the front dormer, cannot be considered under PD.

Policy 15 of the adopted local plan states:

Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:

- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Include a layout and design which take account of the potential users of the site;*
- *Incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment;*
- *Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space***;**

Opportunities will be taken to improve the public realm through new development, transport schemes or regeneration schemes. These will aim to improve the quality, accessibility and legibility of public streets and spaces.

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.'

Adopted Management Standard No.2 "Extensions and Alterations to Dwellings" states:

3.11 Rear dormers and other roof alterations like hip-to-gable extensions may be able to be carried out as permitted development. Where permission is required, they 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 room(s) proposed without adding very large flat-roofed dormers, permission will not normally be granted.

3.12 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 that one large one, provided they are of sufficient distance apart. In some locations, front dormers may not be acceptable if for example they would spoil the special character of a Conservation Area or if there are currently no other front dormers present in a particular street scene.

3.14 Where permission is required, roof extensions should respect the scale, character and appearance of existing dwellings. In some instances, the enlargement of a hipped roof into a gable or half-gable end may respect the proportions of a property more than adding dormers. However, the acceptability of the resulting lack of symmetry would depend on the visual quality and character of the area. In particular, the extension of a hipped roof into a gable end on a semi-detached dwelling would not usually be considered favourably, especially in the case of a two-storey house. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling. '

The hipped roof character of the street has been undermined already. The very large flat roofed rear dormer is excessively box like in appearance and does not enhance local character. It will be clearly visible to neighbours.

The applicant has been asked to reduce the scale of the rear dormer, on more than one occasion but has refused to do so.

Neighbour amenity

Subject to the gable window being obscurely glazed and fixed shut below 1.7 metres it is not considered that any significant harm to neighbour amenity would occur. A rear dormer under permitted development would have a similar impact on neighbour amenity.

Recommendation REFUSE for the **f**ollowing conditions:

1. The size and scale of the rear dormer proposed is excessive and will give the rear elevation a box like appearance harmful to the visual appearance of the bungalow

and the wider area. As such it is contrary to adopted policy 15 of the Adur Local Plan, adopted Management Standard No.2 “Extensions and Alterations to Dwellings” and the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to any representations? Yes

Case Officer signed:	MOK	Date: 12.9.19
Authorised and signed by:	Peter Barnett	Date: 12 September 2019