Expiry Date - 17/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0965/11

Recommendation – Approve Application

Site: **4 Berriedale Close Sompting Lancing West Sussex**

Proposal: **Front dormer (with side gable and rear dormer as 'permitted development')**

The Application

The application relates to a semi detached hipped roof bungalow within a cul-de-sac of similar properties, many of which have had loft conversions with hip to gable extensions.

Permission is sought for a pitched roof front dormer 2.5 metres wide, a maximum height of 2.5 metres and a maximum depth of 2.5 metres. The dormer forms part of a loft conversion which also includes a hip to gable extension and rear flat roof dormer, all shown on the submitted plans. These developments do not require planning permission, consent is required for the front dormer only.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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 entitled 'Extensions and Alterations to Dwellings' states, with regard to roof extensions, that they should respect the scale, character and appearance of the existing dwellings; that dormers 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 and should not project as far as the walls of the dwelling; and the windows in dormers should be similar in style and proportion to those on the original dwelling.

Visual Amenity

Berriedale Close comprises semi detached bungalows of both hip and gable roof design. Many have had loft conversions with hip to gable extensions and rear dormers. Although there are no front dormers within the cul-de-sac itself there are many dormers within the surrounding area and many are visible from the application site. The area is characterised by this form of development.

The proposed front dormer is of pitched roof design and is of modest scale in relation to existing bungalow. It is centrally positioned within the roof slope and reflects the style and design of the existing building.

Residential Amenity

The proposed front dormer will have no adverse impact on the residential amenities of the occupiers of the surrounding bungalows. There will be no greater overlooking than existing.

Recommendation

APPROVE for reason that :-

1PPi

1. C1ci
2. C12E3 . external tile hanging of the dormer hereby..
3. C1Ei The development hereby permitted shall be carried out in accordance with the following approved plans.
   Proposed Elevations and Floor Plans received 22nd November 2011

Case Officer Hannah Barker Date 9th January 2012

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