Agt 17/10

Application No.: ADC/0523/07 Recommendation – Permit Application

Site: 80 Sompting Road, Lancing, West Sussex

Proposal: Loft Conversion with Side & Rear Dormers

The Application

The application site contains the eastern half of a semi detached double storey house with cream rendered brick walls and a clay tile hip ended roof with an extremely large rear garden, located on the northern side of Sompting Road, Lancing.

A rear extension to the dwelling was erected under Permitted Development Rights in 1986.

The applicant now proposes a loft conversion including the creation of a 3m wide rear dormer and a 2m wide side dormer. The side dormer is proposed to allow a stacked extension of the existing stairwell which will provide access to a relatively large bedroom with an outlook (via the rear dormer) into the rear garden.

Sompting Road consists of an eclectic mix of building designs, ranging from detached bungalows to double storey terrace development. There are a small number of houses that have front dormers (including No.79 directly opposite), however there do not appear to be any side dormers currently in the area.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: No representations received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Visual Amenity, Character & Appearance

Whilst the side dormer has the potential to create an unbalanced appearance for the semi-detached pair when viewed from the street, it will largely be unnoticeable due to the existence of extensive and extremely tall vegetation located within the front gardens of the pair.

The proposed materials appear to match the existing dwelling, however as the materials are not specified in the application, if approved, a condition should be imposed to ensure that is the case.

Residential Amenity – Privacy

The distance between the rear dormer and the principal windows of the dwelling to the rear is approximately 40m, well in excess of the 22m recommended by Development Control Standard No.3 (Extensions & Alterations to Dwellings). The rear dormer is therefore unlikely to either overlook or appear overbearing to those existing dwellings.

Due to a large existing tree located within the rear garden adjacent to the boundary of No.82 Sompting Road, views from the rear dormer into the rear garden of No.82 will also be extremely restricted. The owner of No.82 has verbally advised of no objection to the proposal on this basis.

The window in the side dormer will have expansive views of the rear garden of No.78, however there are already three windows along the same elevation at first floor level that have similar views. Notwithstanding this existing situation, a condition requiring the use of opaque and fixed glazing is considered appropriate in this instance. Given that the window is required simply as a light source to a landing such a condition is unlikely to have a detrimental impact on the function of that window.

Residential amenity – Daylighting

The small (2m) width of the side dormer and large distance (approximately 9m incorporating two driveways) between No.'s 78 & 80 Sompting Road are such that the proposal will have a negligible impact with respect to daylight access into the adjoining dwelling.

Recommendation

APPROVE for the reason:- 1PPii [illegible]

Subject to:-

1. C1Ci
2. C12Ei
3. C18C3 *(east~~ern elevation)~~* side dormer shell..

Case Officer: D. Raynaud. [illegible]

Date: 20/9/07