Expires 1/1/09

Development Control – Delegated Officer Report

Application Number: ADC/0532/08 **Recommendation – Permit Application**

Site: **40 Hillrise Avenue Sompting Lancing West Sussex**

Proposal: **Loft conversion with front dormer (side gable and rear dormer to be constructed under Perrmitted Development)**

The Application

The application site is the northern half of a pair of semi-detached bungalows located on the east side of Hillrise Avenue, Sompting. The property has a small rear lean-to conservatory extension and, like its attached partner, an original fully hipped roofline. To the north and south are further semi-detached pairs, two of which have front and rear dormers constructed many years ago under permitted development rights. No.44 has extended its roof into a part gable end under S/38/96/TP incorporating existing front and rear dormers. This application seeks permission to extend the hipped roof in a similar manner to No.44. A small dormer (2.2m in height by 3.3m in depth by 2.5m in width) is to be added to the front roof plane in the original roof section whilst a larger dormer will be added across the majority of the rear roof plane (2.2m in height by 3.3m in depth by 6m in width). A small barn hip will sit atop the new gable end. The proposed alterations will expand the two-bed bungalow into be five bedroom chalet house.
[Nb. The description of the proposal has now been altered to request permission for the front dormer only. The hip-gable extension and rear dormer will be constructed under PD and has been removed from this planning application.}

Consultations and Representations

Third Parties

No.42 Hillrise Avenue has raised an objection on the ~~flowing~~ following grounds:

- The proposed extension will block all light to the south side of their bungalow which has three windows serving a kitchen, bathroom and bedroom.
- The only other property with similar extensions is at No.44, which is adjacent to a different style of dwelling and so does not impact to the same degree. In any case the extensions at No.44 are not of the scale proposed at No.40.

- The combined effect of extensions at No's 40 and 44 will result in their small bungalow being wedged between two houses. The proposal at No.40 will be out of character with the streetscene and would be, in effect, akin to placing a complete floor on top of a bungalow to create a square house.
- The extensions will block all sunlight to a conservatory sited on the south side of their property.

Sompting Parish Council have objected on the grounds that the proposed creation of a 5-bedroom property from a 2-bedroom bungalow would be out of character to the existing building.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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. DC standard No.3 'Extensions and Alterations to Dwellings' states that roof extensions should respect the scale, character and appearance of existing dwellings. The acceptability of the lack of symmetry resulting from the enlargement of a hipped roof to a gable end would depend on the visual quality and character of the area. It also states that dormers should not be so large that they overdominate 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.

Visual Amenity
The proposed extensions will serve to unbalance the appearance of the pair of unaltered hip-roofed semi-detached bungalows contrary to local plan policy

AH7 and the accompanying DC Standard. The applicant's agent has stated that the rear dormer and hip-gable roof extension will in any case be constructed under the revised permitted development rights (the hip-gable and rear dormer raise the volume of the roofspace by 40.1 cubic metres, well within the 50 cubic metre maximum permitted by Class B, Part1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and will be completed in materials to match the host dwelling). In light of this the agent has agreed to amend the description of the proposal to state that permission is thus sought for the front dormer only and that the other extensions will be constructed according to the provisions of Class B, Part 1 of the above amended Order.
Hillrise Avenue is characterised by semi-detached pairs of bungalows on the east side and mostly detached bungalows on the west side. Of the surrounding bungalows it is noted that No.44 has similar roof extensions to those proposed whilst No.36 to the south has a front dormer in its fully hipped roof. Opposite to the south are front dormers at No's 41, 43 and 47 (all semi-detached bungalows). Although all these dormers were constructed under previous permitted development rights they do create a common feature of this part of the streetscene and are all of similar size and positioning. For this reason it is considered that the refusal of a similar front dormer on the grounds of it being out of character and detrimental to the amenity of the streetscene would be difficult to justify. It is also noted that the proposal will result in a virtually identical bungalow to that at No.44 (albeit without the small hipped front projection) and will as such not be entirely alien to the streetscene.
It is noted that the proposed dormer has a greater depth than the others such that there is a large area of tiling beneath the proposed window. It is considered that this creates poor balance inconsistent with the other dormers. Amended plans have been received that have acceptably reduced the dormer accordingly.
It is now considered that the front dormer coordinates with the streetscene acceptably and thus meets the requirements of local plan policy AH7.

The objections of the neighbouring property and Sompting Parish Council are noted and it is accepted that the hip-to-gable extension will afford a degree of overdomination and loss of light to the south side windows of No.42. It is also agreed that the hip-gable extension in particular would unbalance the pair and thus be out of scale with the existing building. As stated above though this element of the proposal will now be constructed under the revised permitted development rights of the property and the LPA therefore has no control over its scale as shown on the plans.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai '...received on 18th December 2008...AH7....DEV1...'

Case Officer:..... Date: 18/12/08 · 18 18/12/08

Planning Services Manager:..... Date: 22/12/08

Development Control Committee Chairman: A.K. A. Mills Date: 5/01/09.