Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1465/15

Site: **40 Burnside Crescent, Sompting**

Proposal: **Proposed front dormer**

Date of site visit: 23 November 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a detached bungalow located on the east side of Burnside Crescent which is a residential street comprising of similar detached and semi-detached bungalows in the immediate vicinity.

Permission is sought for a front dormer window which would measure approximately 5.1 metres in width, 1.7 metres in height and 2.2 metres in depth. The dormer would be sited centrally in the roof slope.

A rear dormer extension and side gable window is also shown on the drawings which the applicant has confirmed to be permitted development and are not included in the planning application. A separate application for a Certificate of Lawfulness has been submitted for these extensions and alterations. (AWDM/1466/15 refers)

Relevant site history
As above

Consultations and Representations
Sompting Parish Council – supports the application

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB4, AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
There are a variety of dormer extensions visible in the streetscene including those at the neighbouring pair of semi-detached bungalows to the south (No's 36 and 38). The proposed front dormer would be similar in scale and design to those at No's 36 and 38. Given the variety of roof extensions in the vicinity and the size and design of the proposed dormer extension where a large amount of roof slope would be clearly visible surrounding the enlargement, it

would not cause any significant harm to the visual amenities of the site or surrounding streetscene.

Subject to the use of matching materials, design and impact on the character of the area are considered acceptable.

Residential amenity
Having regard to the relationship with surrounding properties and the scale of the proposals, there would be no significant impact on the amenities of neighbouring occupiers in terms of loss of light, outlook or privacy.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Drawing number 01 entitled ‘Plans and Elevations as Existing’ deposited 8 October 2015
   Drawing number 02 entitled ‘Plans and Elevations as Proposed’ deposited 8 October 2015
   Drawing number 04 entitled ‘Block and Location Plan, deposited 8 October 2015

Informative:

- 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.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 26 November 2015

Authorised by: Peter Barnett Date: 1 December 2015