Expiry Date – 9/4

Development Control – Delegated Officer Report

Application Number: AWDM/0087/18 Recommendation – Grant

Site: **35 Alandale Road, Sompting**

Proposal: **Proposed loft conversion comprising raising of ridge height, hip to gable roof extension, rear dormer with Juliet balcony, front dormer and front roof lights.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/3

Site and Surroundings

This application relates to a semi detached bungalow on the west side of Alandale Road as it climbs the hill up to Howard Road. The property has a clay tiled hipped roof and is otherwise rendered and painted. It has a large flat roofed ground floor rear extension.

There are various examples of roof extensions to these bungalows in the street including raised gables and front and rear roof extensions. In some cases, paired bungalows, as built it would seem, have differing ridge lines.

Proposal

Planning permission is sought to raise the gable of this bungalow and to add front and rear dormer roof extensions. It is also proposed to lift the overall ridge height by 320mm to facilitate this development.

Relevant Planning History

ADC/0280/07 –single storey rear extension. Granted 29.6.07

Consultations

Sompting Parish Council: No response received.

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.

Neighbour amenity

The proposed roof extensions will not have any significant impact on neighbour amenity. The raised gable adjoins a shared drive with No. 37. The increase in ridge height is modest and No. 37 is on higher ground. The impact will not be significantly greater than a gable raised under permitted development. There are many examples of rear dormers in the street, including at 33 and 39 Alandale Road. These dormers overlook neighbouring gardens. The rear Juliet proposed will not cause any greater overlooking.

Streetscene

The front dormer is typical of front dormers added to many bungalows in this street and others on this estate. Differing ridge heights on paired semi detached bungalows is also not untypical in Alandale Road. It occurs as a result of the rising ground level as the street climbs north. The adjacent pair, 37 and 39, and those opposite have uneven ridge heights.

The proposed roof extensions are acceptable in the streetscene.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No additional windows

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 any representations? No.

Case Officer signed:	MOK	Date: 23/3/18
Authorised and signed by:	Peter Barnett	Date: 23 March 2018