Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1063/15

Site: **21 Herbert Road, Sompting**

Proposal: **Proposed front dormer**

Date of site visit: 1 September 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a semi-detached bungalow located on the west side of Herbert Road. This is a predominantly residential area comprising of mainly similar bungalows in the immediate vicinity. The street level slope up from south to north with No.21 set at a higher ground level to the adjoining bungalow.

A dormer window extension is proposed to the front roofslope. The dormer would measure 2.5 metres in width, 1.5 metres in height and 2.5 metres in depth approximately. Other roof extensions are proposed on the plans to be built as permitted development.

Relevant site history
None relevant

Consultations
Southern Water has requested that an informative be attached to any approval advising the applicant of the need to formally apply for a connection to the public sewerage system.

Representations
Sompting Parish Council – supports the application

Planning Assessment
If the proposed dormer was carried out as part of the same building operation as the permitted roof enlargements, it would not take the additional volume over the allowable 50 cubic metres.

Visual amenity
There are various other dormer windows visible in the streetscene. Given the size and design of the proposed dormer, it would not cause any significant harm to the visual amenities of the site or surrounding area. 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 JW/15/058 entitled 'Loft Conversion' deposited 14 July 2015

Informative:

1. 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.
2. A formal application for connection to the public sewerage is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
3. This planning permission relates solely to the front dormer and does not give planning permission to those works highlighted in the approved drawings as being permitted development.

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

Case Officer: Rebekah Smith Date: 7 September 2015

Authorised by: Peter Barnett Date: 7 September 2015