Expiry Date – 14/3

Development Control – Delegated Officer Report

Application Number: AWDM/0085/18 Recommendation – Grant

Site: 3 Downs Mead, Sompting

Proposal: Roof dormers to west and east elevations.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 26/4

Site and Surroundings

This application relates to a detached bungalow at the head of a cul de sac of 3 bungalows off of Hillrise Avenue and sitting at right angles to the A27. These three bungalows were built in the early 1960's. They have fully pitched roofs and are finished in brick.

The site is not in a conservation area and is not a listed building.

Proposal

Planning permission is sought to add a large rear dormer to the bungalow and a smaller front dormer together with two front rooflights and a south side gable window.

Relevant Planning History

S/10/59 – 3 bungalows, 4 garages, road and sewer. Granted 17.3.59

Consultations

Sompting Parish Council: '*The Council objects as it wishes to achieve a building of visual quality / aesthetically pleasing in the interest of the amenity of the neighbourhood. They also feel it is un-neighbourly, generating a level of activity prejudicial to the present character of the area and detrimental to the amenities of existing properties in the locality'*

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. 3 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.

Character

The proposed front dormer will be visible in the street and will alter the uniform appearance of these three bungalows. However, Downs Mead is not in a sensitive location. The front dormer's scale is modest is terms of the overall roofslope. It is not considered that it would cause significant harm to the appearance of the property or to the wider area.

Neighbour amenity

This property has a very shallow rear garden, with most of its private amenity space on the south side. The rear garden boundary faces, at right angles, the rear garden boundary of 39 Nelson Close. Nelson Close properties are two storeys. Nelson Close properties overlook one another's gardens.

The proposed rear dormer is large and will directly face the rear garden of 39 Nelson Close and be within 5 metres of it. No. 39 has a large outbuilding in its rear garden adjoining the boundary just beyond their rear wall. This outbuilding provides some privacy for residents of No. 39 as the boundary is defined by a wall only about 1.4 metres in height. Greater overlooking will occur. A dormer can be added to the rear of this bungalow under permitted development resulting in the same degree of overlooking. Houses in Nelson Close are able to overlook each others gardens from first floor rear windows. Accordingly it is considered that to resist this proposal on the grounds of overlooking of Nelson Close properties would be harsh.

At the front of the property the bungalow looks onto a small close of 3 bungalows and the flank wall of a bungalow at 98 Upper Brighton Road. The front dormer will look towards the flank of 98 Upper Brighton Road and this property does have a bedroom window facing the site, within 14 metres of the dormer. The boundary of 98 is planted with shrubbery and overlooking of this bedroom can otherwise be avoided with the use of a blind or curtains.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

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? Yes

Case Officer signed:	MOK	Date: 1.5.18
Authorised and signed by:	Peter Barnett	Date: 1 May 2018