Expiry 21/6/07
PE 25/5/07

Development Control – Delegated Officer Report

Application Number: ADC/0257/07 **Recommendation - Application Refused**

Site: **4 Steepdown Road Sompting Lancing West Sussex**

Proposal: **Rooms in roof (with front and rear dormers), chimney on south side , single-storey rear extension and detached replacement garage at rear**

The Application

The site is located in the built up area of Sompting, a single storey, modest, detached bungalow with a pitched roof. To the north of the site are semi detached bungalows, and to the south are a row of four new build detached, chalet bungalows with front pitched roof dormer windows. The site is at a higher ground level than the highway which runs to the west of the property. Beyond the highway to the west is countryside area bounded by high level vegetation adjacent to the highway. This countryside area also falls within the Area of Outstanding Beauty and the Strategic Gap as allocated within the Adur District Local Plan.

Due to the changes in ground level the property has a sloping front garden and a sloping drive way to the side to the north. The driveway leads to an existing single garage set back to the rear of the property.

Permission is sought to provide rooms in the roof by adding front and rear dormer windows with sloping pitched roofs up to the ridge height of the existing building. The dormer windows are identical and both have a maximum width of 6.2 metres and height of 2.8 metres. Permission is also sought for a single storey rear extension 7 metres wide and 3.9 metres deep with a sloping pitched roof to meet the base of the rear dormer window. A replacement single pitched roof garage is also proposed to replace the existing single garage which will be set back further than the existing garage along with a proposed new chimney 2 metres wide and 0.65 metres deep to the southern elevation of the building.

The proposed extension will provide a large lounge to the rear of the property at ground floor level and 4 bedrooms and a bathroom at first floor level.

Consultations and Representations

Third Parties: - One letter of objection has been received from the owner of No. 6 Steepdown Road who objects to the rear dormer overlooking the rear garden of this property and the conservatory. Comment is also made over the loss of trees to the application site. It is stated that velux windows would be more appropriate in this case and would not overlook the neighbouring property.

Sompting Parish Council: - The Council objects to this application on the basis that it would be unneighbourly , out of character and over development.

Consultations and Representations

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan polices 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 to dwellings should be designated so as not to result in an unacceptable degree of over looking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity and Character of the Existing Dwelling

The proposed front dormer will be clearly visible within the street scene along with the proposed chimney. The proposed garage may be visible from the street to the side of the property however will be less prominent. It is considered that the chimney will be acceptable in this case due to its limited height and size. The rear dormer and rear extension although not visible within the street scene are visible from the neighbouring properties to the rear and either side.

The dormers will cover a large proportion of the front roof slope and are considered to over dominate this small, modest bungalow when viewed from the street and surrounding properties. The sloping roof is preferable to a flat roof however the large expanse of roof slope up to ridge height contributes to the bulk and scale of the dormers.

Development Control Standard No. 3 states that dormers should not be so large that they over dominate the dwelling, resulting in a top heavy appearance. They should be kept well below the ridge height and a large amount of the original roof should still be clearly visible. It is not considered that the proposed dormers comply with this standard. The dormers will be detrimental to the modest character and appearance of the existing bungalow which will be detrimental to both the street scene and the area in general. The semi detached bungalows to the north within close proximity to the site have no dormers to the front roof slopes and the properties to the south have small pitched roof dormer windows to the front. It is considered that two smaller,

separate dormers would be more acceptable in this case to reduce the bulk and height and the proportion of the roof that is covered by the dormers.

The single storey rear extension, although covering the entire width of the rear of the property is not considered to be overly large and with the proposed sloping roof to a maximum height of 3.3 metres is in keeping in design, size and scale with the existing dwelling. The replacement garage is also considered to be of appropriate design and scale and is in keeping with the existing building and street scene.

Residential Amenity

The main properties to be affected in this case are No. 6 Steepdown Road to the north, 1 The Downs to the south and 1 Halewick Lane to the rear. In between the site and No. 6 there is a shared, open vehicular access, the main access to the properties are from the side and to the rear the properties are enclosed by fencing at 1.8 metres with gates for access. The majority of the single storey extension will be screened by the boundary fencing to the side and there is a distance of 4.5 metres between No. 6 and the proposed extension.

The proposed garage although a replacement of an existing garage is set back further to the rear than existing. It is however due to its limited height at 4 metres with a pitched roof considered to be acceptable in this case and will have no adverse impact on the amenities of the occupier of the neighbouring property.

The owner of No. 6 Steepdown Road has objected to the potential over looking which may be caused by the proposed rear dormer window. It is noted that as existing this property has no rear overlooking from properties either side as no roof conversions have been carried out. However it is a consideration that rear dormer windows could be constructed under permitted development at the application site and properties to the north also and therefore overlooking would be created which the planning authority would have no control over. It should also be noted that the over looking would be mainly to the rear of the garden area and not directly to the rear of the property and the conservatory. The objection is noted however it is not considered that this would warrant a reason for refusal in this case.

The property to the rear 1 Halewick Lane is located at a distance of approximately 23 metres from the rear of the No. 4 Steepdown Road there will therefore be no issue of overlooking in this case.

No. 1 The Downs to the south has a rear single storey extension of a similar depth to the proposed extension at No. 4 Steepdown Road this property is at a distance of 2 metres and there is a 1.8 metres boundary fence which screens a proportion of the proposed extension. It is considered that this relationship is acceptable and there will be no adverse impact on the residential amenities of the neighbouring properties in this case.

Recommendation

REFUSE on ground that :-

1. B5ER – The proposed dormers are....

Case Officer.....Date.....18/6/07

CJ 18/6/07