Development Management - Delegated Officer Report

Application Number: AWDM/0014/22 Recommendation – APPROVE

Site: 7 Berriedale Close, Sompting, BN15 0JJ

Proposal: Front dormer with hip to gable roof extension

Date of site visit: 24.02.22 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 7 Berriedale Close is positioned at the south end of the cul-de-sac, and is a semi-detached bungalow. The Close comprises semi-detached bungalows of similar designs, they all appear to have a bay window and a forward section with either a hipped roof over or a gable roof over. Many have undertaken extensions to the rear and or to the roof, including hip to gable or hip to Sussex hip.

Proposal:

This application seeks planning permission for:-

- Hipped roof front dormer measuring approx. 2.5m wide x 2.5m deep x 1.7m high;
- Front rooflight; and
- Hip to gable roof extension

Consultations: None

Representations: Sompting Parish Council: No objection

Relevant History:

AWDM/0012/22 Front extension with flat roof **Withdrawn 28.02.2022**

AWDM/0019/22 Proposed single storey rear extension **Approved 11.03.2022**

AWDM/0305/22 Application for certificate of lawfulness for proposed rear dormer **Current**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

No. 7 Berriedale Close has several planning applications submitted, including an application for a lawful development certificate, and, excluding the withdrawn planning application, these applications relate to a rear single storey extension; a front dormer together with hip to gable roof extension; and a rear dormer (the rear dormer being the application for a lawful development certificate).

This application seeks permission for a front dormer and a hip to gable roof extension.

The hip to gable roof extension is an important part of the loft conversion as it will allow a greater internal area to be available for accommodation. Other properties within the Close have constructed a hip to gable or a hip to Sussex hip roof extension and thereby the proposed hip to gable extension at no. 7 will not be out of character with the street scene.

The application also seeks permission for a hipped roof front dormer. The original plans as submitted have been amended to reduce the height of the roof over the front dormer, this reduction in height will allow the ridge of the roof of the dormer to sit lower than the ridge of the main roof, and will improve the visual appearance of the dormer by not being so dominant on the roofslope.

There are other front dormers within the Close, and thereby the front dormer will not be out of character within the street scene.

Further, the provision of the hip to gable and the front dormer will not result in any unacceptable loss of existing residential amenity to the neighbouring properties.

Finally, the proposal also includes a front rooflight which will serve the proposed en-suite. There are other rooflights on front roofslopes within the Close, for example no.'s 4 and 8, and thereby the proposed rooflight within this development, will not be out of keeping with the street scene.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 31.03.2022

Authorised by: Peter Barnett Date: 31 March 2022