Development Control – Delegated Officer Report

Application Number: AWDM/0882/15 Recommendation – APPROVE

Site: 19 Greentrees Crescent, Sompting

Proposal: Dormer to front (east) elevation

Date of site visit: 16.07.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is located on the western side of Greentrees Crescent and comprises a semi-detached brick built bungalow. The road comprises a mixture of semi-detached and detached bungalow properties which are similar in appearance.

The application is seeks planning permission for a dormer to the front roof slope of the property which would provide a small additional room in the roof space of the bungalow. The proposed dormer would incorporate a width of 1.5 metres, a depth of 1.5 metres and a height of 2 metres. The proposed dormer would incorporate tile hanging to the external cheeks of the dormer and plain roof tiles on the pitched roof to match the existing dwelling house.

Relevant site history:

None relevant

Consultations

Sompting Parish Council support this application.

Southern Water have raised no objection to this application, they have however advised that should any sewer be found during construction works further investigation would need to take place and Southern Water should be contacted to discuss the matter further.

Representations

None received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises an extension to an existing dwelling and can be supported in principle. The relevant issues are the effect on the visual amenities of the area and to the occupiers of neighbouring residential properties.

Visual amenity

The majority of bungalow properties within the Greentrees Crescent have retained their original appearance and pitched roof proportions. There are only a few that incorporate dormer extensions which are visible from the road. An example is 31 Greentrees Crescent which has flat roofed front and rear dormer extensions which from an inspection of the planning history appears to been in place for some time. This proposal however seeks permission for a modest sized dormer which would be set into the front roof slope of the dwelling and would incorporate matching tiling to the external walls and pitched roof of the dormer. Unlike larger box-like flat roofed dormers visible on a few properties within the road, the proposed dormer would relate sympathetically in terms of its scale, design and external appearance with the existing bungalow and similar bungalow properties within the road. As such it is considered that the proposed dormer extension would not appear prominent from the street scene perspective and would cause no harm to the visual amenities of the area.

Neighbour amenity

The proposed dormer would incorporate one easterly window which face the road. Given the position and size of the dormer and that no windows would be located within the northern or southern cheeks of the dormer it is considered that it would cause no loss of amenity to the neighbouring occupiers of properties located to the north or south of the application site.

Recommendation

Approve subject to conditions:

1. Standard 3 Year Time limit
2. Approved plans
3. Matching materials

Informatives

1. Proactive Statement – Approved (No Amendments)
2. Southern Water Informative

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

Case Officer: Rebecca Tier **Date:** 30th July 2015

Authorised by: Jo Morin **Date:** 31.07.2015