Application No.: ADC/0542/07 Recommendation – Permit Application

Site: 118 Abbey Road, Sompting, West Sussex

Proposal: Loft Conversion with Hip to Part Gable Roof Extension to Side & Roof Lights to Front & Rear

The Application

The application site contains the southern half of a semi detached bungalow pair with white rendered brick walls, a clay tile hip ended roof and a gable ended front protrusion located on the western side of Abbey Road, Sompting.

A conservatory was erected to the rear of the dwelling after obtaining approval in September 1975 (S/140/75). The applicant now proposes conversion of the hip ended roof to a gable with a small hip, to allow for the installation of rooms in the roof including a bedroom and adjacent bathroom.

Abbey Road is characterised by bungalow development a number of which have rooms in the roof some involving front and/or rear dormers. A very small number of houses have a full gable end, each appearing to have been erected under permitted development rights.

Consultations and Representations

Sompting Parish Council: No objection, however having seen an earlier version of the design which included a full gable, the Parish Council expressed a preference for a part gable ended roof.

Third Parties: Two letters have been received from adjacent landowners expressing no objection to the proposal, one on the basis that no dormers are to be included in the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies 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 should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing

effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

The Council's Development Control Standard No.3 states that roof extensions should respect the scale, character, symmetry and appearance of the existing dwelling, particularly on semi-detached properties.

Visual Amenity, Character & Appearance

The use of a small hip in the amended design retains an element of symmetry with the full hip on the other half of this semi-detached pair, and is very similar to extensions that have been approved by Council at No.'s 84 (S/9/04) & 90 (S/12/00) Abbey Road. On this basis the extension is considered to be in keeping with the general character of development in the area.

The proposed use of matching building materials will further ensure that the extension remains in keeping with the character of the existing building.

Residential Amenity – Privacy

Whilst the side stairwell window of the extension will look southwards towards No.120 Abbey Road to the south, due to the arrangement of the plots around a bend in the road the window simply looks onto the front garden of No.120 and therefore poses no concern in terms of diminishing the privacy of that building or its rear garden. The use of opaque glazing is therefore not considered necessary in this instance.

Residential Amenity – Daylighting

Again, due to the arrangement of the plots whereby the dwelling on No.120 is set well back from the building line of No.118, the proposal will not result in any adverse overshadowing of the adjoining dwelling or rear garden.

Access & Parking

The extension requires no change to the current parking arrangement which includes a rear 1 bay garage and driveway capable of accommodating up to a further 2 to 3 vehicles.

Recommendation

APPROVE for the reason that:- 1PPi

Subject to:-

1. C1Ci
2. C14Ai (1 October 2007 – AG1 & AH7 of ADLP / DEV 1 of WSSP)
3. C12Ei

Case Officer: ..... 15/10/07 Date: 15/10/07