Development Management – Delegated Officer Report

Application Number: AWDM/1329/23 Recommendation: APPROVE

Site: 87 Howard Road, Sompting, West Sussex

Proposal: Loft conversion, hip to gable roof extension, front and rear dormers and ground floor rear extension.

Date of Site Visit: 7th November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with hipped roof, side lean to porch and front flat roof extension on the north side of Howard Road. The property is surrounded by larger scale bungalows which have been developed with front and rear dormers, hip to gable and rear extensions.

Consent is sought to add a hip to gable side extension, front and rear flat roof dormer and flat roof rear single storey extension.

Consultations

South Downs National Park Authority - No comment

Representations: - 1 representation received from the owner/occupier of 38 Howard Road.

Consideration should be given regarding noise levels and working hours. Music and disruption in the house next door before 7am. Late deliveries and damage to grass verges.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed alterations will be clearly visible within the street scene, the hip to gable and front flat roof dormer will create a chalet bungalow in keeping with the development on either side of the site and within the surrounding area. The dormers will be clad with grey fibre board cladding with grey roof tiles. The ground floor will be rendered.

The use of materials and the scale and form of development represents similar development nearby, there are large rear dormers either side. The front dormer is smaller than the rear with a less dominant appearance and more roof slope visible. It is considered that a precedent has been set for such development and the use of contemporary materials is visible around the site. This includes the use of cladding, render and slate tiles.

The rear extension will not be visible within the street scene and is similar to development on either side.

Residential amenity

The development will be seen by properties opposite the site however no adverse impact will occur. The main properties to be affected are those either side. The attached bungalow has a rear extension deeper than that proposed here so there will be no impact in terms of loss of light or overbearing impact. Similarly there is a large rear extension at the property to the east.

There is a proposed window to the side gable which serves the landing; the applicant's agent has agreed to this being obscure glazed and top opening only. A condition will be attached to ensure this is the case to not compromise the adjacent development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Materials render, grey tiles and grey fibre boarding.
4. Window in gable obscurely glazed and top hung only
5. No additional windows on the east side.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 13th November 2023

Authorised by: Peter Barnett Date: 14 November 2023