Development Management – Delegated Officer Report

Application Number: AWDM/1843/17 Recommendation – APPROVE

Site: 117 Howard Road, Sompting, Lancing

Proposal: Front dormer (Hip to gable roof extension and rear dormer to be constructed as permitted development.)

Date of site visit: 8.01.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the north west side of Howard Road. The ground level slopes steeply up from south to north and east to west with the bungalows stepped to accommodate the change in level. There are stairs and raised decking to the property frontage and the attached bungalow to the east is stepped up with a higher roof than the application site.

Consent is sought for a flat roof front dormer 3.7 metres wide, 1.6 metres high and 2.5 metres deep. The dormer is shown to be tile hung to match existing. A hip to gable extension with flat roof dormer is also shown on the submitted plans yet this does not form part of the proposal and the plans state that this development constitutes permitted development.

Howard Road and the surrounding locality is a residential area comprising similar semi-detached bungalows many of which have been extended with single storey rear extensions and dormer extensions.

Consultations

Sompting Parish Council supports this application.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Development Management Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The attached bungalow to the east has a hipped roof and no front roof alterations. Yet to the west a hip to gable extension with front and rear dormer have been constructed. Beyond this attached to the neighbour there is also a further hip to gable development with front dormer. When looking along the street to the east, there are many front, flat roof dormer windows visible within the direct context of the application site.

Taking this into account, it is considered that the proposed extensions would be very similar in design and scale to many other dormer and roof extensions to bungalow properties within the same locality and this defines the current visual context of residential development within Howard Road and the surrounding residential roads.

The proposed front dormer would not appear unduly prominent within the street scene and would not result in sufficient harm to the visual amenities of the locality as to warrant refusal of permission.

It is of note that the hip to gable extension and rear dormer are shown on the submitted plans. This does not form part of the assessment here.

Residential amenity

The front dormer would increase overlooking to the property frontage however this is onto the street and is not therefore detrimental. There would be no adverse impact to the adjacent bungalows to the east and west.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit 3 years
3. Matching materials

Informative

Proactive Statement – no amendments

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

Case Officer: Hannah Barker Date: 15th January 2018

Authorised by: Peter Barnett Date: 15 January 2018