Development Management – Delegated Officer Report

Application Number: AWDM/0595/24 Recommendation: APPROVE

Site: 35 Meadowview Road, Sompting, BN15 0HU

Proposal: Proposed loft conversion including rear dormer and hip to gable roof extension.

Date of site visit: 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:

The application site is a semi-detached hipped roof bungalow situated on the south side of Meadowview Road, Sompting. The bungalow is on sloping ground with the rear garden being lower than the front. The bungalow has an existing single storey rear extension, and a large annex/outbuilding at the rear of the garden, thereby reducing the rear garden amenity area.

Other bungalows withing Meadowview Road have undertaken rear extensions some brick construction, others conservatory type. Many of the bungalows have converted the roof space, some with rear dormers and/or hip to gable plus rooflights.

The street scene and surrounding area contains a mix of bungalows and 2 storey dwellings

Proposal:

The application seeks permission for roof extensions comprising a hip to gable extension together with a flat roof rear dormer extension. The plans are notated to show that the total volume of the dormer and the hip to gable roof extension will be $50m^3$ but will not exceed $50m^3$

There will also be 3no. rooflights within the front roofslope; and 2no. windows within the rear dormer.

Relevant Planning History: None**.**

Representations: None received.

Consultations: None.

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 2023

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock 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 dwellings and their surroundings.

Visual amenity

The main issue in this case is the impact of the proposed development on the character and appearance of the existing bungalows and street scene. The hip-to-gable roof extension will be clearly visible within the street scene, however, there are many examples of roof extensions in the street and surrounding area and there is no objection in principle to such an alterations, indeed, its neighbour's at no.'s 33 and 37 have undertaken hip to gable roof extensions. These neighbour's have also installed rooflights within their front roofslopes.

Both neighbouring properties referred to above have constructed rear dormers and the proposal for a rear dormer at no. 35 will be of similar proportions to the rear dormer on the adjoining bungalow at no. 33, and thereby will not be out of character with the street. Other dormers within the street are of varying sizes, but some appear to be larger than that at the application site.

Residential amenity

The proposed roof extensions are not considered to result in a harmful loss of amenity for the occupiers of No.'s 33 and 37, and there is no window in the side elevation of the new gable extension to cause any overlooking problems.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment.

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

Case Officer: Eve Hearsey Date: 30.07.2024

Authorised by: Peter Barnett Date: 31 July 2024