expires 16/6/09

Development Control – Delegated Officer Report

Application Number: ADC/0157/09 Recommendation - Permit

Site: 36 Bramber Close Sompting Lancing West Sussex

Proposal: Enlargement of existing front dormer

The Application

The proposal is a resubmission of a previously refused application for an enlarged front dormer (ADC/0380/08). The original reason for refusal states that: *'The proposed enlarged dormer is unacceptable in that it is excessively large and does not relate sympathetically to the existing building and it would be out of keeping with and detrimental to the character and appearance of the area and make it difficult, if permitted, for the Local Planning Authority to prevent similar additions to other dwellings, the cumulative effect of which would detract seriously from the area'.*

The refused application was subsequently dismissed at appeal.

In the Inspectors report he concludes that *'the utilisation of a single, relatively small central window would emphasise a lack of symmetry in the bungalow's fenestration. This, when combined with the extensive area of tile hanging beside and below the window would confer it with an appearance of undue bulk and top-heaviness that would be visually harmful to the dwelling'.*

Permission is now sought for a revised design for the front dormer along the lines of the inspectors comments. The dormer would be 4.5m wide, by 1.65m in height, by 2.3m in depth. The dormer would have two sets of windows of equal size, in materials that would match the existing dwelling.

Consultations and Representations

Sompting Parish Council: No ~~comments.~~ objection .

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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 and they should accord with the Council's development control standards. The Council's relevant Development Control Standard No.3 states that dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level and should not project as far as the walls of the dwelling.

Government policy is set out in Planning Policy Statement PPS1. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

Bramber Close is a street of similarly designed semi-detached bungalows with the site being located directly at the end of the road which is on sloping ground. There is one further front dormer within the street which is located at No. 23 on the west side of the street.

The Inspector found that there was widespread use of flat roofed dormers throughout the area with examples of some which were in fact larger than proposed in the original application (ADC/0380/08). He therefore regarded such features as forming part of the established character of the area.

The proposed dormer is reduced in scale from that of the dismissed appeal, and now would be 1.65m in height, which only represents an increase of 0.25m from the dormer that currently exists. The dormer would be the width of the fenestration at ground floor level and would consequently have a more balanced appearance. It would now have two pairs of windows and the reduction in its height would result in a vast reduction in the amount of tile hanging on the exterior. Visually it is considered that the dormer would not have the same box like top-heavy appearance of the original refused application, and is therefore acceptable.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12E3

Case officer: [redacted]
Date: 22/5/09 [redacted]