Expiry Date - 11/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1604/23 Recommendation – APPROVE

Site: 104 Abbey Road Sompting West Sussex BN15 0AD

Proposal: Proposed Single Storey extension to West and South elevations. Hip to Gable Roof extension, with Roof Lights at the Front and Dormer to the Rear.

Date of site visit: 03/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the westerly side of Abbey Road within a low-scale residential area of Sompting. The property is a semi-detached bungalow comprising predominantly wet dash render in a yellow shade to upper elevation and brickwork to lower elevation, a concrete tiled hipped roof, and white UPVC openings. The property benefits from a relatively large plot size compared to surrounding neighbours. The space to the front of the dwelling comprises a gravel driveway and concrete path. To the south of the plot a wide gravel/ concrete area extends from the public realm to the rear of the dwelling and a square grass area is located to the north-west of the plot. An outbuilding abuts the south-west corner of the plot. The property exhibits a side (south) and rear (west) extension which wraps around the south-west corner of the dwelling, leaving square shaped voids in the property's footprint to the north-west and south-east.

The attached property No. 102 Abbey Road to the north appears to be a mirrored copy of the original application property and differs by way of a significantly smaller plot size. This property also exhibits a rear extension which spans the entire width of their property. To the south, the application property is separated a relatively far distance from No. 108 Abbey Road. This property also has a modest plot size. Properties along Abbey Road consist of predominantly semi-detached bungalows of a similar footprint and massing, many of which appear to have achieved roof extensions of varying forms and scales. There is diversity in the spacing of properties along with plot size, alignment, and design.

Proposal:

Permission is sought for the exact scheme approved under AWDM/0751/23 differing only through the inclusion of a rear dormer.

The rear dormer and roof conversion would accommodate a bedroom with en suite facility, landing, and storage. It would measure approximately 2.7m deep, 1.8m high, and 5.3m wide. The dormer would comprise matching tiles for elevations, a flat felt roof, and a rear facing white UPVC window.

As per the report for AWDM/0751/23, permission is also sought for 'a hip-to-gable roof extension to the side (south) along with single-storey extensions to the rear (west) and side (south). The roof extension would be finished using matching concrete tiles and the rear extension would be finished in matching render and brickwork elevations and a flat felt roof.

The roof conversion would involve extending the ridge by approximately 6.5m to the side (south), which would be in situ above the existing and proposed side (south) extension. The hipped roof of the protruding southerly aspect of the façade would be raised by approximately 0.75m. The roof conversion would include 2No. roof lights to front (east) and a first-floor window to side (south).

The proposed single-storey extensions would project from the property's respective rear and side elevations and infill the aforementioned 'voids' in the property's footprint. The rear extension would connect with the existing extension located to the south of this elevation. It would project approximately 3.3m from the original rear wall, have a width of approximately 3.5m, and height of approximately 3.2m. 1No rear facing window is proposed to this extension. Similarly, the side extension would connect with the existing extension located to the west of this elevation. It would project approximately 1.8m from the original side wall and have a width of approximately 4.7m which would adjoin the principal front building line of the dwelling. 1No side facing window is proposed to this extension. Other works include the repositioning/ blocking-up of openings to the existing extension.'

Representations: None.

Consultations:

Sompting Parish Council: No objection.

Relevant Planning History:

Planning permission granted at the application property for Extension Work under S/11/77/TP/9368, decision issued 01 Mar 1977.

Planning permission granted at the application property for proposed single storey extension to west and south elevations. Hip to gable roof extension under AWDM/0751/23, decision issued 04 Aug 2023. The proposal the subject to this application is a re-submission of AWDM/0751/23 differing only through the inclusion of a rear dormer.

Relevant Planning Policies and Guidance

Expiry Date - 11/01/2024

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 (Revised December 2023)

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Given much of the proposal has already been assessed and subsequently approved under AWDM/0751/23, only the rear dormer aspect warrants consideration.

Visual Amenity

The rear dormer would only be visible to the street scene when viewed from an oblique angle and would mostly be hidden by virtue of its modest proportions and its setting in from the side (south) elevation (by approximately 2.4m) and below the main ridge of the dwelling (by approximately 0.35m). Thus, the dormer would not pose as a dominant feature within the street scene. Matching materials are proposed which would respect the existing character of the dwelling and surrounding area. As previously identified, there are many properties along Abbey Road which have achieved roof conversions by way of a hip-to-gable roof extension and exhibit both front and rear dormers. The proposal is acceptable on visual amenity grounds.

Residential Amenity

The proposed rear dormer would result in no detrimental impact to residential amenity owing to its modest proportions, meaning there would be a negligible overbearing and overshadowing impact. It would be inset from the attached neighbours property by approximately 1.1m and the only opening proposed would be rear (westerly) facing, into the applicants own garden. Beyond the applicant's garden are the relatively deep gardens of those properties that reside to the east along Berriedale Drive. Thus, no material overlooking would occur. There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit

3. Matching Materials

Informatives:-

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.

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

Case Officer: Jason Albon Date: 08.01.2024

Authorised by: Peter Barnett Date: 8 January 2024