Expiry 28.6.07

Development Control – Delegated Officer Report

Application Number: ADC/0268/07 **Recommendation - Application Permitted**

Site: **46 Howard Road Sompting Lancing West Sussex**

Proposal: **Room in roof (with side gable and front and rear dormers)**

The Application

The proposal is for a loft conversion with front and rear dormers and to extend the roof from a hip to a full gable end.

The application property is a semi detached bungalow located on the south side of Howard Road. The attached property, No. 48, already has a loft conversion with front and rear dormers similar to those proposed.

The streetscene comprises predominantly bungalows with various roof extensions including many front dormers.

Consultations and Representations

Consultations/Comments

Third Parties - No objections to the proposal have been received from surrounding properties.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The proposed dormers are almost identical in size and appearance to those existing on the attached property, No. 48. There are numerous examples of roof extensions including flat roofed front and rear dormers and gable extensions in the vicinity.

The front dormer is set quite high in the roof (but still below the ridge of the existing roof) and given other approvals in the locality it is considered that it would not be reasonable to refuse in this case on grounds of being detrimental to visual amenity. The rear dormer is also large but would not over-dominate the dwelling and is considered to be acceptable within the extended roof plane. The overall character and visual amenity of the streetscene will not be adversely affected by this proposal provided that the external materials used match the existing.

The proposals would not have any significant adverse effect on the amenities of neighbouring properties with regard to outlook, light and privacy. The property has a long rear garden that backs onto other rear gardens beyond.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (standard time limit)
2. C12Ei (external materials to match)
3. C18Ci (obscure glazing) east side elevation of the extension

Case Officer.....C. Jack.....

Date....31/5/07.....

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