Development Management - Delegated Officer Report

Application Number: AWDM/0926/14 Recommendation – Approve

Site: 8 Silverdale Drive, Sompting

Proposal: Proposed front dormer and first floor side windows (rear dormer to be constructed as permitted development)

Date of site visit: 29 July 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached bungalow. Permission is sought to convert the roofspace with the construction of a front pitched roof dormer, windows in each side gable and a large flat roofed dormer at the rear (to be constructed as permitted development). The front dormer will measure 2.2m wide, 2.3m high and 3.4m deep.

Relevant site history

None

Consultations

Sompting Parish Council: Comment that such extensions lose the character of the property

Representations

1 letter of objection received from the occupier of 7 Arnside Close:-

- Overdevelopment, loss of privacy and light, potential noise

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

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 dwelling and its surroundings.

Visual amenity

The proposed front dormer is a modest size which does not dominate the roofslope. There are other examples of front dormers in the street, many of which are larger than the current proposal, and no harm to the visual amenities of the area will arise.

Residential amenity

The rear dormer is permitted development and any objection to this element of the application cannot be taken into consideration.

The side windows will serve an ensuite and bedroom. The ensuite window can be required to be obscure glazed by condition. The proposed bedroom window would be served by a front rooflight as well and the side window can therefore also be obscure glazed (its main aim is to provide a means of escape).

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Obscure glaze side windows
4. Approved plans

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

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.

Case Officer: Peter Barnett Date: 11 August 2014

Authorised by: Gary Peck Date: 14 August 2014