Development Management - Delegated Officer Report

Application Number: AWDM/1668/19 Recommendation – APPROVE

Site: 22 Grafton Gardens, Sompting, Lancing

Proposal: Side hip to gable extension to north elevation, rear dormer with Juliet balcony to east elevation and 2 no. front dormers to west elevation.

Date of site visit: 2.12.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached hipped roof bungalow within a street of properties of various style bungalows including those which match the application site. There are two storey properties to the north of the site also.

Consent is sought to convert the loft of the bungalow with a hip to gable extension with two front dormers and a large flat roof dormer to the rear. The case officer sought amendments to the original proposal as it was considered flat roof dormers at the front would be more appropriate and relate to the dwellings within the street. It was also requested that the rear dormer be reduced in scale.

Amended plans have been received which show two flat roof dormers to the front of the bungalow. The rear dormer has been reduced in depth and width.

Consent was granted in 2015 for a hip to gable with rear dormer, AWDM/1820/15. Further to this consent, in 2017 hip to gable and rear dormer was approved under AWDM/0185/17.

Representations

None received

Sompting Parish Council: - The Council objects to this application on the following grounds as it considers front dormers do not relate sympathetically in design, form and scale to the existing building and are out of scale and character with neighbouring properties. It also considers the Juliet balcony is unneighbourly generating a level of activity prejudicial to the present character of the area and detrimental to the amenities of existing properties in the locality.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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 hip to gable extension and front dormers are clearly visible within the street scene. Although there are other semi detached bungalows which match the application site these remain as hipped roofs. However it is not considered in this case that the hip to gable development could be resisted as this work in isolation could be built under permitted development. There are other front dormers visible within the street scene of flat roof design. It is considered that the front dormers as amended can be supported here. Although there will be mismatch between the bungalows, on balance it is not considered that these works could be resisted here. The impact upon the character of the area and street scene is acceptable and the changes would not warrant a refusal in this case.

The rear dormer has been reduced in scale, it is still a large addition however again this could be development which could be built under permitted development, to include the Juliet balcony also. This development again on balance can be supported and there is no significant harm to the character of the locality.

It should also be accepted that the previous consents have approved the principle of the hip to gable extension and change to the uniform appearance of this and the adjacent properties.

Residential amenity

The front and rear dormers and hip to gable extension will be visible from neighbouring properties surrounding the site. They will however have no adverse impact. The front dormers will overlook the street therefore no additional overlooking than already exists, there will also be no loss of light or overbearing impact as a result. The rear dormer again will be visible from neighbouring properties but due to the scale and distance of the properties to the rear being in excess of 22 metres away there will be no overlooking in this case which would warrant a refusal. The Juilet balcony has doors which open inwards only therefore no external balcony area which will give rise to a loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 17th December 2019

Authorised by: Peter Barnett Date: 18 December 2019