Development Management – Delegated Officer Report

Application Number: AWDM/1462/22 Recommendation: APPROVE

Site: 14 Steepdown Road, Sompting, West Sussex

Proposal: Rooms in roof consisting of hip to gable roof extension with front and rear dormers and rooflights.

Date of Site Visit: 27th September 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached bungalow within a street of bungalows, both semi detached and detached properties exist and they are of slightly different design. Consent is sought here for a hip to gable roof extension with rear flat roof dormer and two pitch roof front dormers. Amended plans have been submitted following advice from officers that the originally proposed flat roofed front dormer was too large and was not inline with the windows below, therefore it looked awkward in terms of the existing building and street scene.

Representations

1 Representation received from the owner/occupier of the neighbouring property. Stating that the windows on the rear will overlook their garden and will lose privacy and lose light due to size.

Lancing Parish Council: - No objection

Consultations: - South Downs National Park Authority: - No comment

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The hip to gable extension with front dormers will be clearly visible within the street scene. There are other examples of front dormers and hip to gable extensions within close proximity to the site. To the north a front flat roof dormer is visible and to the south there are properties with pitched roof front dormers. The proposed development replicates the pitched dormers on the neighbouring properties and would therefore not have any adverse impact. The dormers are proportionate to the roof slope and in a balanced position above the ground floor windows.

The rear flat roof dormer is large however it does not extend beyond the rear wall of the bungalow and is similar to other dormers nearby. Materials will be used to match existing.

Residential amenity

The front dormers face the highway, therefore no loss of privacy to neighbouring properties will occur. The rear dormer and hip to gable extensions increase the bulk of the building however there will be no loss of light to properties either side or to the rear which would warrant a refusal. Overlooking to the rear will occur however a dormer could be built under permitted development which would have the same impact therefore a refusal here cannot be resisted. The separation distance to the rear exceeds 22m in any event.

The rear dormer was originally shown with glazing to the cheeks, this has been removed as there was concern that overlooking could occur to the sides which would have a greater impact than the more distant view to the rear.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the south elevation of the building or north and south side of the dormer.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 13th October 2022

Authorised by: Peter Barnett Date: 13 October 2022