Development Control – Delegated Officer Report

Application Number: AWDM/1857/15 **Recommendation – Approve**

Site: **85 Berriedale Drive, Sompting, Lancing**

Proposal: **Rooms in roof with extension from hip to side gable on south elevation and rear dormer to west elevation (front dormers as permitted under AWDM/0977/15)**

Date of site visit: 8/02/16

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 similar properties, many of which have been altered and extended with alterations to the roof and rear extensions. A single storey rear extension has been added to the rear elevation following the granting of AWDM/0798/13 for a larger extension application under permitted development.

Permission was granted under AWDM/0145/13 for a hip to gable extension with flat roof rear dormer to be constructed under permitted development and a single storey rear extension. Following this the above application for the single storey extension was granted. AWDM/0977/15 gave consent for two pitched roof front dormers.

The current application seeks consent for rooms in roof with extension from hip to side gable on south elevation and rear dormer to west elevation. This work could not be considered as permitted development as the single storey extension had already been erected. The eaves were therefore removed from the bungalow and therefore the 20cm between the dormer and the eaves could not be retained to allow the works to be permitted development. The front dormers shown on the plans are those permitted under AWDM/0977/15. The proposed rear dormer is 8 metres wide, 2.6 metres high and 3.2 metres maximum depth.

Representations: - None received

Sompting Parish Council: - Comment – no objection to or supporting the planning application, overdevelopment, whilst not formally making an objection the Council is concerned that this 2nd planning application in a short space of time may constitute overdevelopment.

Consultations

Southern Water: - Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. Standard informative to be attached re: connection to the public sewerage system.

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'
National Planning Policy Framework (CLG 2012)

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 hip to gable extension and rear dormer will be visible within the street scene, the rear dormer less so, although side views and glimpses will impact upon the street scene, mainly due to the large size of the dormer. It is however considered, on balance that this form of development would not be out of keeping in this case. There are many other examples of hip to gable roof extensions within the vicinity of the site. Many of these were built under permitted development, which would have been the case here should the single storey extension to the rear had not been constructed.

Similarly there are other examples of large rear dormers within the street, many of which are visible within the street scene, namely nos. 60, 77 and 89 Berriedale Drive. It is however considered that the dormer, on balance is acceptable in this case. It will not be overly prominent in relation to the street scene or the bungalow itself. The character of the street scene is that of extended and altered bungalows with various roof forms.

Residential amenity

The hip to gable extension and rear dormer will not result in any adverse impact with regards to loss of light, overbearing impact or loss of privacy to adjacent properties. There are no windows proposed on the side elevation. A condition is attached to ensure that this is the case to avoid overlooking.

Other Issues

It should be noted that the concerns expressed by Sompting Parish Council regarding overdevelopment and referring to the fact that a number of applications have been submitted here are of no significance here as the applications previously

submitted relate to the loft conversion and single storey rear extension. The front dormers are modest in scale and have been permitted. The addition of the hip to gable extension and rear dormer would not in this case be considered to represent over development and other properties within the street are characterised by similar features.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows in side walls
4. Approved plans

Informatives

1. Proactive statement
2. Southern Water

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

Case Officer: Hannah Barker Date: 8th February 2016

Authorised by: Jo Morin Date: 10.02.2016