Application Number: ADC/0283/07 Recommendation – APPROVE

Site: 34 Berriedale Drive, Sompting BN15 0LE

Proposal: Loft conversion with roof extension and rear dormer

The Application

The application property comprises the northern half of a semi-detached hip-roofed bungalow on the east side of Berriedale Drive. The road is predominately characterised by pairs of hip-roofed bungalows, a number of which have been extended with rear dormers and full-gable roof extensions.

The proposal is for a part-hip roofed side extension to the roof and a flat-roofed rear dormer (7.3m wide, 1.9m high and 2.5m deep).

There was a previous permission (S/50/99) for similar works to this same bungalow, consisting of part-hip roofed extension and a rear dormer (7.2m wide, 2m high and 2.7m deep) which was not implemented and has lapsed.

Consultations and Representations

Sompting Parish Council: No objection.

Third Parties: 3 letters of objection have been received from residents of No's 32, 36 & 40, whose main concerns are:-

- Loss of privacy in their garden through overlooking
- Character of the road being ruined through overbuilding

The owners of No.32 state that they are quite upset at the prospect of losing their privacy. They comment that they moved into their bungalow because they were not overlooked, and that if people want to have dormers they should buy a house. They suggest the dormers be moved to the front of the property, which would not be quite so bad. They raise concerns that the applicant only moved in a few weeks ago and that they may be doing it only for profit. ***[NB. A request is made to speak at the committee meeting]***

The owner of No.36 to the north objects very strongly to the rear dormer on grounds of the effect on his privacy. He raises concerns that the road is being ruined by 'overbuilding', and that he would prefer only rooflights. He comments that people are buying bungalows extending them and moving out, just to make money, and the unsightly bungalows are left behind.

The owner of No.40 is totally against the application and comments that the applicant should buy a house instead of putting in rear dormers which would invade people's privacy. They comment that they were against the proposals at No.44 which now overlook their garden and extensions in the road are

getting out of hand and make it look ugly like 'mickey-mouse' town. They also comment that people are building extensions and moving on.
[NB. matters of financial gain and applicants' motives for their proposals are not relevant planning considerations in cases of this type]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including:- .
Dev Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 "Delivering Sustainable Development" (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. Development Control Standard No.3 'Extensions and Alterations to Dwellings' states that where dwellings are less than 22m from principal windows of dwellings to the rear, dormers are unlikely to be acceptable as they would cause an excessive degree of overlooking.

Residential amenity – privacy

The above Development Control Standard makes no reference to the issue of sideways overlooking of neighbouring gardens from rear dormers although this issue is often raised by residents in areas of bungalows who wish to preserve the total privacy of their rear gardens. However, the main concern of planning control (as set out in the DC Standard No.3) is to protect the privacy of the habitable rooms of adjacent dwellings rather than the privacy of gardens; the 'permitted development rights' conferred by the Town & Country Planning (General Permitted Development) Order 1995 for rear and side dormers on bungalows and houses make it impossible to prevent overlooking of rear gardens within built-up areas.

In this particular case, the proposed dormer would face onto the applicant's own long rear garden and would be located 48m from the rear of the bungalows in Abbey Road (as compared to the minimum standard of 22m). The properties in this section of Berriedale Drive are sited parallel with each other and therefore there would be no overlooking of any rooms of the adjacent properties either side. The dormer would enable some overlooking of the rear gardens of these adjacent properties either side but it is not

considered that this reduction of privacy would be to such an unacceptable degree as to warrant refusal.

Visual amenity

The proposed dormer, although large in size, is the same size as approved in the previous 1999 permission, and similar in scale to others permitted in the same road more recently (S/71/03 at No.26 & S/23/04 at No.44). The amount of roof tiling that would remain surrounding the dormer is considered to be sufficient to prevent the dormer from appearing too top heavy and overdominant. The part-hipped side gable is preferable to a full-gable extension and it is considered that the effect on the appearance and character of the streetscene would be relatively insignificant.

Other issues

Whilst it is mentioned in the objectors representations that the character of the area is becoming like another area of north Sompting where large 'box-like' roof extensions have become prevalent, it is not considered that this is the case. That area had become spoilt by development carried out under 'permitted development rights' many years ago and, being on a steep hill side, the unsympathetic roof extensions at the rear and sides are visible over a wide area. Berriedale Drive is on level ground and it is considered that the proposed rear dormer and part-hipped gable extension would not have a significant harmful effect on the character of the locality.

The submitted plans contained an error in that they showed the side elevation of the proposal as a full gable rather than as a part-hipped gable (as shown on both the front and rear elevations). The applicant's agent has now submitted a corrected plan.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) and the Adopted West Sussex Structure Plan 2001-16 (LOC1, DEV1, DEV4-5)

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. C18Eiv (No windows to be formed in the side gable) (amended)
4. C14Ai (Permission relates to amended plan rec'd 20 June 2007)

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