Development Management - Delegated Officer Report

Application Number: AWDM/1242/22 Recommendation – Approve

Site: 33 Burnside Crescent, Sompting, BN15 9TJ

Proposal: Proposed rear extension; rear dormer; front dormer; side porch, together with changes in external materials and fenestration (part retrospective)

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property, no. 33 Burnside Crescent, Sompting, is located within a residential area and compromises a semi-detached residential dwelling. The residential property is at an angle to the street, and it is in a relatively prominent position given that it sides onto a corner property which is located in Carnforth Road, thereby the side of the bungalow is viewed from the street across the rear garden of no.7 Carnforth Road.

Many of the properties in the surrounding area have been extended in some form including dormer extensions to the front and to the rear.

Proposal:

The application seeks permission to regularize some of the unauthorized development which has taken place such as an extended porch; and for new development such as a front dormer.

- Porch previously permitted development (no greater than $3m^2$), has been constructed to measure some 1.5m x 3.5m making a total of $5.25m^2$;
- Flat roof to porch;
- New front dormer measuring approx. 3.37 wide x 2.1m x 1.95m high = $13.7m^3$;
- Front dormer to be white rendered;
- The rear dormer is slightly wider than approved by approx. 200mm;
- Rear dormer horizontal weatherboard cladding on sides and rear elevation;
- Changes to fenestration;
- Rendering to all ground floor elevations; and
- Horizontal cladding to gable.

Relevant Planning History:

AWDM/0134/16 Certificate of Lawfulness for proposed rear dormer and single storey rear extension; side porch extension. **Certificate issued 31.03.2016**

AWDM/1546/16 Certificate of Lawfulness for proposed rooms in roof with rear dormer to west elevation, new window in existing side gable and two rooflights to front (east) elevation, single storey rear extension to west elevation, new entrance porch to north elevation. **Certificate issued 23.12.2016**

Consultations: None

Representations: Sompting Parish Council: Customer made comments in support of the planning application

Relevant Planning Policies and Guidance:

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)

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.

Residential & Visual Amenity:

As can be seen by the relevant planning history, 2no. applications for development had been successful in gaining a Certificate of Lawfulness (LDC) for proposed works. However, the works constructed did not adhere to the approved Certificates, which made what was built not covered by the Certificates. Planning permission was therefore required, in order to regularize the works undertaken.

Some of the changes undertaken outside of the LDC permissions are quite minor, nevertheless they meant that the LDC would not have been gained; therefore the only way these works can be regularized is by a separate planning permission for everything.

No objections or complaints regarding the changes have been received, and on assessing the works undertaken, they are not considered to have a detrimental effect on the character or appearance of the locality or have a negative impact on the immediate neighbouring properties residential amenities.

Further, the additional work, separate from the previous LDC's i.e. the front dormer, is considered to be acceptable within the street scene, particularly given that there are other front dormers in the street and area, and some are moderately large front

dormers. The proposed front dormer is relatively modest and thereby will assimilate with the roof and locality acceptably.

NB: There is a raised rear decking/terrace shown on the floor plans, but as this is shown to be only 115mm high, this would not require planning permission.

Recommendation:

APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informative:

1. Approved following amendment

Is recommendation contrary to any representations? **N**

Case Officer: Eve Hearsey Date: 27.10.2022

Authorised by: Peter Barnett Date: 3 November 2022