Development Management - Delegated Officer Report

Application Number: AWDM/1770/20 Recommendation – APPROVE

Site: Bramley, West Street, Sompting

Proposal: Re-modelling of existing bungalow with front and rear/side extensions, raised roof ridge with 3no. pitched roof front dormers, rear dormer; first floor rear gable projection and pitched roof entrance porch to front

Date of site visit: 7th December and use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an existing detached bungalow with garage to the side and flat roof additions to the side and rear. It is set back from the highway within a row of properties of various style and design. Consent is sought to remodel the bungalow with extensive development increasing the height of the ridge by 0.8 metres, adding three pitched roof dormers to the front with a wide rear dormer and rear gable extension. A single storey extension to the rear is proposed with gable roof and a front entrance porch.

Following advice from officers amended plans have been received which show the front dormers reduced in scale, reducing their width with the central dormer the smallest in scale. The rear gable has also been reduced in depth by 1.5 metres. The rear facing window in the gable has been increased slightly in size and the two ground floor windows on the east side of the original building serving the bathroom have been combined into 1 larger window. The proposals as amended are for consideration here.

It is proposed that the materials used will be grey plain tiles with Cedral white boarding for the cladding and light grey render.

Representations

1 Representation received from the owner/occupier of Ardmore, West Street, Sompting – My concerns are the west side elevation looking into Ardmore that any windows on that elevation remain obscure glass as agreed with the Council when the original building was formed as this will look into our bedroom which is not acceptable.

Sompting Parish Council

The Council has no objection to this application but ensure obscure glass to neighbour side boundary.

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

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 proposed extensions will give rise to a large increase in bulk and scale to the existing building. It is however considered that the works are acceptable in terms of visual amenity. The front of the building with raised ridge height, front dormers and front porch will not represent a form of development which is out of keeping here. The dormers as reduced improve the appearance. The additions at single storey to either side will complement the new building design. Building height and scale varies along this row of buildings and there are other examples of front dormers, front gable projections and higher ridges. The use of materials is also acceptable due again to the variation in building design and finish. They will give a fresh contemporary finish to the building.

The overall scale of the building will be increased significantly, the majority of which will not be visible within the street scene. The main bulk increase is to the rear, the gable has been reduced by 1.5 metres. As amended therefore there is not considered to be any adverse impact upon street scene or character here.

Residential amenity

The main properties to be affected are those either side of the site Ardmore and Shadow Falls. Ardmore to the west currently has a higher ridge and front gable and dormer. There is a side window in the roof facing onto the application site. The increased height and bulk of the building will be set in from the boundary and alongside the existing neighbouring building. Although the rear gable projection is high and large it is not considered to be significantly detrimental to the amenities of the adjacent occupiers. Its reduction in scale reduces any impact here along with the distance from the boundary, created by the existing garage. It will not result in significant loss of light or overbearing impact in this case. The rear window has been increased in size slightly however faces toward the rear and is set in from the boundary therefore no overlooking will occur here which would be uncommon in such a location.

In terms of overlooking there are velux windows on the side elevation which will be conditioned to be obscurely glazed to avoid any overlooking. This will be the case on both side of the building, including a condition to limit any further openings on the side walls or roof slopes of the building.

To the east is Shadow Fall a bungalow with a similar ridge height as the existing building and a rear single storey extension. There are windows on the side of this property at ground floor however these as existing face onto the side of the bungalow and the new development will not give rise to any further loss of light or privacy here, subject to the conditions referred to above. The change to the side bathroom window will not alter the impact here this window will remain obscurely glazed and non openable unless above 1.7 metres above finished floor level.

There is spacing between the boundary and the new development and it will not extend beyond the rear of the existing single storey extension at the adjacent property. No loss of light or overbearing impact will be significant in this case. The works are therefore considered to be acceptable in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with cladding to be white Cedral boarding.
4. No additional windows on the east or west elevation of the dwelling or roof slopes
5. Windows on the east and west elevations and roof slopes of the building shall be fitted with obscure glazing and be non openable.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 22nd December 2020

Authorised by: Peter Barnett Date: 22 December 2020