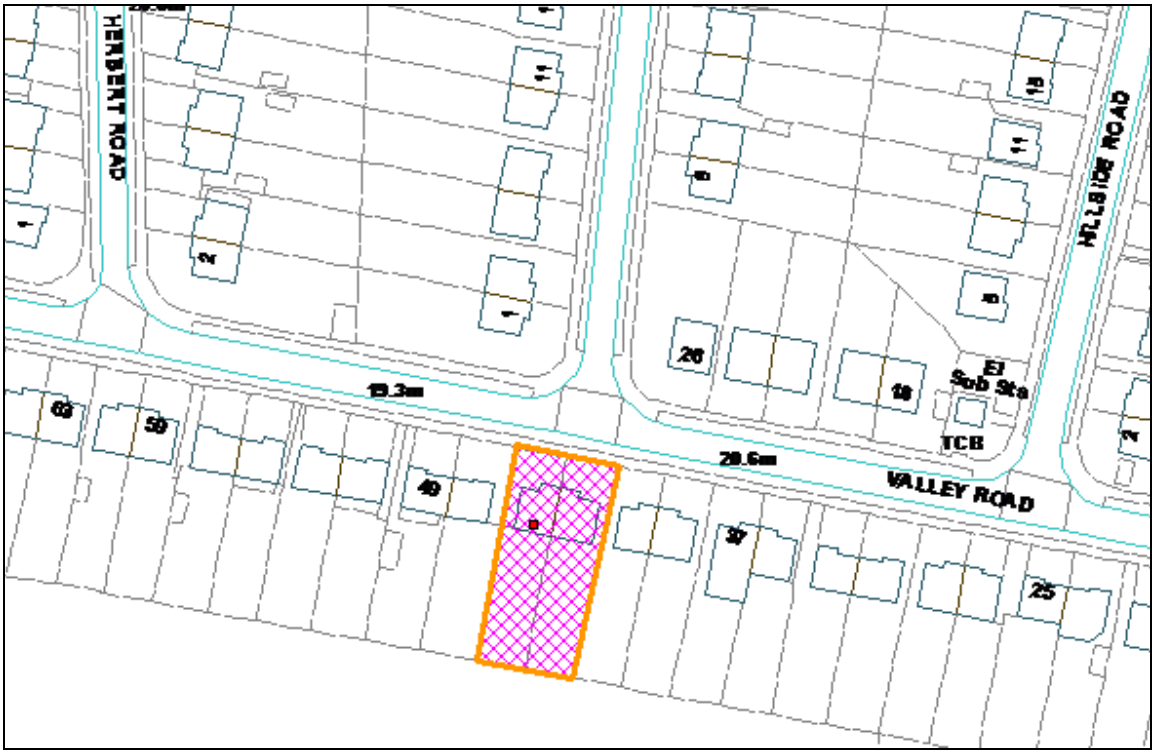
Application Number: AWDM/1728/15 **Recommendation – REFUSE**

Site: **43 and 45 Valley Road, Sompting**

Proposal: **A joint loft conversion scheme (Nos. 43 and 45 Valley Road) comprising of raising the ridge height, change hip roof to a gable end wall, new front dormer, 1st floor addition over the existing ground floor extensions including a recessed balcony to No. 45. New porch to front elevation of No. 43 and to side of No. 45.**

Applicant: Ms Eve Hearsey Ward: Cokeham

Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to a semi-detached pair of hip-roofed bungalows on the south side of Valley Road. The application is a joint scheme and involves the following:

1. Raising the ridge height by approximately 0.6m and extending the roof to form gable ends
2. The construction of flat-roofed front dormers measuring 6.3m wide, 1.8m high and 2.4m deep, sitting 1.2m above the eaves
3. The construction of a first floor extension over the existing ground floor extensions at both Nos 43 and 45. The extensions will have a mansard roof with a recessed balcony serving No.45. The extension will measure 5.5m deep for No.45 (with a ridge length of 9.3m) and 3.5m deep for No.43 (with a ridge length of 7.7m).
4. A new flat-roofed porch is to be constructed to the front elevation of No. 43 measuring 2m wide, 2m deep and 2.8m high with a new flat-roofed porch proposed to the side of No. 45 measuring 1.2m wide, 3.1m long and 2.8m high plus a raised rooflight.

Consultations

National Park Authority: As the landscape, with its special qualities, is the main element of the nearby South Downs National Park and its setting, attention is drawn to the South Downs Integrated Landscape Character Assessment (Updated 2011) as a key document as part of the overall assessment of the impact of the development proposal, both individually and cumulatively, on the landscape character of the setting of the South Downs National Park. The LPA should give great weight to the duty to conserve landscape and scenic beauty in the National Park.

Sompting Parish Council: Object. Extension represents an unacceptable intrusion into the visual amenity of the neighbourhood. Proposed development is out of character and scale with neighbouring properties and design is not sympathetic to the properties around it

Representations

4 letters of objection received from the occupiers of 41 and 47 Valley Road (plus from County Councillor Lionel Parsons on behalf of the occupiers of No.47) and 1 Alandale Road raising the following concerns:

- Loss of light caused by extension will result in increased use of artificial lighting within neighbouring properties
- Loss of privacy
- Overdevelopment
- Inappropriate and out of keeping with area
- Inappropriate materials
- Building materials would have to be stored in road

- Loss of view and outlook
- Reduced property value

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

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 dwellings and their surroundings.

Visual amenity

The main issue in this case is the impact of the proposed development on the character and appearance of the existing bungalows and street scene. The front dormers and hip-to-gable roof extensions will be clearly visible within the street scene. There are many examples of roof extensions in the street and surrounding area and there is no objection in principle to such alterations. No. 41 to the east has extended its roof to a side gable and has a rear dormer which protrudes above the ridge so that it is visible from the street. The proposed hip to gable extensions proposed for Nos 43 and 45 would help to maintain a balanced appearance to this pair.

However, the proposal involves raising the ridge height by approximately 0.6m and it does not appear that any other dwelling in Valley Road has carried out such an extension, although there are numerous examples within the surrounding streets. No street scene drawing has been submitted to enable an accurate assessment of the visual impact of such an increase but it is considered that a raising of the ridge would

increase the prominence of the buildings in the street. The proposed pair of front dormers, while positioned high up the roofslope, would be wide and considerable additions which, together with the side gables and increased ridge height, would result in a bulkier and more dominant form of building in the street scene.

The proposed porch to the side of No.45 is not considered to be unduly prominent or harmful visually. It will replace a smaller porch in the same location. The porch to the front of No.43, however, will extend beyond the existing projection at the front of the bungalow resulting in a prominent feature. There are examples of smaller porches which sit flush with the front projecting features (such as at No.41), while there are examples of porches which protrude slightly beyond (No.27). Further east there are examples of larger porches which extend much further forward and are very prominent features which it is not desirable to replicate. It is considered that the porch at No.43 should be reduced in size to minimise the extent of projection forward of the front wall of the bungalow.

The proposed rear extensions will be exceptionally large and set above the whole of the ground floor rear addition (although set in to be in line with the side wall of the bungalow at No.45 rather than extending over the full width of the flat roof addition which is built up to the boundary). The mansard roof shape of the rear extensions would be of a design out of keeping with the style of the existing bungalows and the use of trapezoidal profiled roof panels would not match the roof materials used on the existing properties or that of any of their neighbours. The proposal would result in a substantial and over dominant projection and would represent a very poor form of design. The addition will appear overly large and markedly disproportionate in terms of the modest scale of the original dwellings. They will be visible from between Nos 41 and 43 and between Nos 45 and 47 and from the South Downs National Park to the immediate south of the dwellings (although the changing ground level of the field to the south will help to partly screen the extensions in longer views). It would represent an incongruous form of development completely out of character with the general form of the dwellings in the locality including those that have been extended.

A similar proposal has been allowed at 7 Herbert Road, which lies off Valley Road to the west. That extension is flat roofed and was allowed by Members at the Planning Committee meeting in March 2014 (AWDM/1521/13) contrary to the Planning Officer's recommendation. That extension is visible from the street and has an unsightly appearance. It is not considered to be desirable to allow further such extensions, particularly as a number of bungalows in the vicinity have ground floor rear extensions which could be similarly extended in the future if this application is approved.

Residential amenity

The neighbouring bungalow to the west, No.47, has a flat roofed rear extension to a similar depth as that at No.45. There is an obscure glazed window in the side wall of their extension and a clear glazed window close to the position of the proposed porch. No.47 enjoys a southern aspect which would not be affected by this proposal and, while

the proposed rear extension is large and bulky, it is not considered that it would cause a harmful loss of amenity for the occupiers of No.47, particularly as it is to be set off the shared boundary.

To the east, No. 41, has a number of windows in the side wall facing No.43, serving a bedroom, bathroom and kitchen. In view of its large size and bulk, and orientation to the west, the proposed first-floor rear addition would have an oppressive impact resulting in a loss of outlook, light and afternoon sunlight to the clear disadvantage of the living conditions of the residents of this property.

Recommendation

REFUSE for the reasons:-

1. The proposal is unacceptable in that the size, form and suggested external materials of the proposed rear first floor extensions, do not relate sympathetically to the appearance, design or scale of the existing bungalows. The development would detract from the character of the existing bungalows constituting a visually dominant and inappropriate form of development. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the relevant paragraphs of the NPPF relating to good design and sustainable development.
2. The proposed increase in the ridge height, the construction of a pair of wide front dormers and associated hip to gable roof extension would result in a dominant and bulky pair of dwellings which would be out of scale and character in the street scene. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the relevant paragraphs of the NPPF relating to good design and sustainable development.
3. The proposed front porch to No.43 Valley Road would, by reason of its size, be unduly prominent in the street scene and would be out of scale and character in the street scene. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the relevant paragraphs of the NPPF relating to good design and sustainable development.
4. The proposed first floor rear extension to No.43 Valley Road would, by reason of its size, bulk and orientation, cause unacceptable loss of light and outlook to the neighbouring property to the immediate east (No.41). The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the relevant paragraphs of the NPPF relating to good design and sustainable development.