Expiry Date – 30/4 ppa to 14/5

Development Control – Delegated Officer Report

Application Number: AWDM/0384/21 Recommendation – Grant

Site: 85 Howard Road, Sompting

Proposal: **Loft conversion including raising of the roof ridge, hip to gable end roof extension with front and rear dormers; single storey front extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 9/4

Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the north side of Howard Road with a square bay front detail. It shares a drive with No. 87, to the west. The property has been extended to the side and rear. The neighbouring bungalow (83) has raised their gable and added front and rear dormers. They also have a front extension. There are numerous examples of roof extensions in the street including front and rear dormers, some overtopping and raised gables.

Land slopes up to the east such that No. 83 has a slightly higher eaves and ridge line.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to raise the side gable and ridge line and to add front and rear dormers. The front dormer has been reduced in width slightly since first submitted. It is also proposed to add a front extension 1.3 metres in depth and relocated and turned staircase up to the new front door.

All extensions are proposed with a rendered finish.

Relevant Planning History

S/1/00 – Front extension. Granted 29.2.00

Consultations

Sompting Parish: No objection but please give consideration to using a green roof for the flat roof.

Representations

No response.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

There are many examples of roof extensions in Sompting including those that raise the ridge line and/or see dormers straddling the ridge. While not to be encouraged generally, in this particular area the scale of the roof extensions will not be harmful to local character. It is proposed to render the gable and dormers to match the original house. This approach has been used at No. 39 with planning permission to good effect.

The flat roofed front extension is similar to that added at 83. Again no harm will occur.

An informative is recommended suggesting the applicant looks at providing a green roof for the front extension in line with the Parish Council's suggestion.

Neighbour amenity

The roof extensions will not cause harm. The front extension is away from the common boundary with No. 83. The new stair rises away from this boundary too so will not lead to significant overlooking.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials as specified*
4. *Side dormer window non opening below 1.7 m and obscure.*
5. *No new windows.*

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Sompting Parish Council has asked that you consider a 'green roof' for the front extension.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 13.5.21
Authorised and signed by:	Peter Barnett	Date: 14 May 2021