Development Management - Delegated Officer Report

Application Number: AWDM/0721/20 Recommendation – APPROVE

Site: 6 Abbey Road, Sompting, Lancing

Proposal: Demolition of existing front and rear dormers. Proposed hip to gable enlargements to south and north with dormers to west and east, single-storey front extension to south elevation with 2no. roof lanterns.

Date of site visit: used photos and Google maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow with rooms in the roof in the form of large front and rear flat roof dormers. The bungalow is of hipped roof design and has a single storey front, hipped roof projection. There is a covered area to the west side with a garage and additions projecting to the rear of the bungalow at single storey. There is a conservatory to the east side.

Due to the position of the bungalow adjacent to a bend in the road, the highway runs to the side and front of the bungalow. The site is enclosed by tall hedging with gates to the front. The grounds of The Sir Robert Woodard Academy abut the site to the west.

Consent is sought to remove the existing dormers and to add a hip to gable extension to the front and rear. Also proposed are dormers to the east and west roof slopes. Amended plans have been received to show the dormers reduced in scale and being of simplistic flat roof design. The dormer on the east side, being more visible, has been amended more significantly in line with officer advice.

The front extension is to be increased in width and continuing to the rear to increase the internal width of the dwelling with a shed attached to the rear. This is to be of flat roof design with roof lanterns. A new chimney is also proposed.

Consultations

West Sussex County Council: The **Highways Authority** has no objections**.**

Representations

None received

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)

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

Due to the position of the bungalow adjacent to the highway, the works to the roof will be visible within the street scene on the east side. The front extension will also be visible within the street scene. Consideration is given to the existing development here with large dormers which are unsympathetic. The proposed works will result in a larger scale building with a bulkier roof. However the dormers will be lowered from the ridge, and on the east side visible in the street scene the dormer has been reduced to two smaller dormers limiting the bulk and allowing the existing roof slope to be visible. On the west side adjacent to the open school field and adjacent to the tall hedge the dormer is considered to be acceptable at this scale, it will not be visible within the street scene or unduly affect the character of the locality.

The front extension already exists with a more modest hipped roof design. The increase in width and change to flat roof projecting forward of the front elevation will make it more of a feature but, on balance, it is considered to be acceptable here due to the nature of the site and the proposal being tucked in to the far western side of the site and set in away from boundaries. The front extension is visible from the front entrance gate but to the distance from the boundaries abutting the highway and the mature screening that exists it is not considered that this single storey addition would warrant a refusal in this case.

The plans show the roof slopes to be finished with Sandtoft Humber Plain Clay Roof Tile – Flanders, with the dormers completed with Pewter Cladding. Brick will match existing. The property is detached and does not match in with any other dwellings in design and the plot is unusual. The use of these materials will not be out of keeping here where building materials are not uniform.

Residential amenity

Due to the position of the bungalow within the street scene, the works not have an adverse impact on neighbours. The increased scale of development is well contained within the boundaries of the site and the dormer on the east side will overlook the highway with no direct overlooking occurring. The dormer on the east side will face the school field. Similarly the side extension is adjacent to the boundary with the school and therefore has no adverse impact. The rear of the side extension

is in close proximity to the side boundary of the bungalow to the north in Abbey Road. This is a similar situation that currently exists with the existing building. It is not considered that the new development will have any adverse impact here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Brickwork to match existing roof tiles to be Sandtoft Humber Plain Clay Roof Tile - Flanders and dormers clad in Pewter Cladding.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 6th July 2020

Authorised by: Peter Barnett Date: 6 July 2020