Development Management - Delegated Officer Report

Application Number: AWDM/1002/16 Recommendation – Approve

Site: 17 Cokeham Road, Sompting

Proposal: Front dormer

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached hip-roofed bungalow located on the south side of Cokeham Road. It is proposed to construct a flat roofed dormer on the front roofslope measuring 2.9m wide and 2m high.

The attached property has recently completed a loft conversion including a flat-roofed dormer of similar proportions and hip to gable extension.

Relevant site history

AWDM/0581/16 - Loft conversion and granny annexe involving first-floor extension over garage to provide extended roof accommodation including front and rear dormers - withdrawn.

Consultations

Sompting Parish Council: Support

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.2 ‘Space Around New Dwellings and Flats’ National Planning Policy Framework (March 2012)

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 dormer is modest in size and leaves a large proportion of the original roofslope visible. It will be similar to the dormer on the attached property but, in any event, there is no symmetry between the buildings since that property constructed a side gable.

No visual harm will arise.

Residential amenity

The front dormer will have no adverse impact on residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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.

Case Officer: Peter Barnett Date: 8 August 2016

Authorised by: Gary Peck Date: 9 August 2016