Development Control – Delegated Officer Report

Application Number: AWDM/0451/15 Recommendation – APPROVE

Site: 31 Hillside Road, Sompting

Proposal: Rooms in roof including raising ridge height of roof, addition of side gable and front and rear dormers. Single-storey extension to rear (west) elevation.

Date of site visit: 10.04.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the west side of Hillside Road. This is a predominantly residential area comprising similar semi-detached bungalows many of which have been extended with single storey rear extensions and dormer extensions to the front and rear. The ground level slopes steeply up from south to north with the bungalows stepped to accommodate the change in level.

Planning permission is sought for a raised roof, hip to gable roof extension, front and rear dormers and a single-storey extension to the rear of the existing bungalow. The ridgeline of the existing roof would be raised by 0.4 metres in height and the roof extension would extend across to create a hip to gable enlargement at the northerly end of the bungalow. The rear dormer would comprise a large flat roofed extension to the rear roof slope measuring 6.1 metres in width, 2.4 metres in depth and 1.8 metres in height. The front dormer would comprise a smaller box dormer which would measure 2.8 metres in width, 2.2 metres in depth and 1.8 metres in height.

The single storey rear extension would extend 4.5 metres from the original rear wall of the dwelling, 5.9 metres in width and 3.5 metres in height. The roof extensions would incorporate concrete roof tiles to match the existing roof and the exterior walls of the single storey rear extension would be painted render to match the existing bungalow.

Relevant Planning History: None relevant

Consultations

Sompting Parish Council *s*upports the application.

Representations

One letter of objection has been received from the occupier of 29 Hillside Road who has raised concerns regarding the proposed rear dormer and the

increase height of the bungalow which he feels would cause overdevelopment of the site and a loss of privacy to his rear garden.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The application property is the higher property within a pair of semi-detached bungalows comprising 29 and 31 Hillside Road, the ridge line of the application property therefore currently sits approximately 0.4 metres higher than the southerly neighbouring property. The proposed raising of the ridge line by a further 0.4 metres would make the application property approximately 0.8 metres higher than the attached southerly neighbouring property which would create unbalance between the application property and the southerly neighbouring bungalow in comparison to other pairs of bungalows. The side profile of the extended roof line would be particularly apparent when viewed from the south above the lower roof of the neighbouring bungalow and the full extent of the northerly gable end of the extension would be visible from the gap between No.’s 31 and 33 Hillside Road. Officers therefore requested that the ridge height increase was removed from the application. The Planning Agent has however confirmed that it is not possible to carry out the loft conversion without raising the ridge height in order to provide adequate head height.

The Planning Agent has also quoted an example of a similar development that was permitted by the Council under application AWDM/1602/13 at 18 Herbert Road, Sompting. In this case the application property was the lower of the pair of semi-detached bungalows, however the full extent of the increased ridge height and gable end would still have been visible from the between the neighbouring properties. It is also noted that the proposed extensions would be very similar in design and scale to many other dormer and roof extensions to bungalow properties within the same locality and this defines the current visual context of residential development within Hillside Road and the surrounding residential roads.

The front dormer would be flat-roofed and offset slightly from the ground floor window below but this is a form of development common to the properties in the same area and overall, given the vertical alignment of the panels and matching materials as proposed, would not be out of keeping in terms of the public view.

In the context of surrounding residential development it is considered on balance that the proposed extensions would not appear unduly prominent within the street scene and would not result in sufficient harm to the visual amenities of the locality as to warrant refusal of permission.

Residential amenity

The proposed single storey rear extension would extend 4.5 metres from the rear wall of the original dwelling house, yet would not cause any loss of light to the occupiers of the southerly neighbouring property as they have a large single storey extension which abuts the southern boundary of the application site. The northerly neighbouring property also has a single storey rear extension with no south facing side windows and therefore the proposed extension would cause no loss of light to the northerly neighbouring occupiers. The absence of side windows within the single storey rear extension and the rear dormer would ensure that there was no loss of privacy to the northerly or southerly neighbouring occupiers.

The southerly neighbouring occupier has raised concerns that the rear facing dormer windows would cause a loss of privacy to his rear garden. However, given the westerly facing orientation of these windows it is not considered that they would cause any direct overlooking into the southerly neighbouring occupier's rear garden or property.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Approved Plans
3. Matching materials
4. No side windows without permission (south or north sides)

Informative

Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 18th May 2015

Authorised by: Jo Morin Date: 20.05.2015