Development Control – Delegated Officer Report

Application Number: AWDM/0666/12 Recommendation – Approve

Site: 98 Cokeham Lane Sompting Lancing West Sussex

Proposal: Roof enlargement to provide part-hipped front gablet

Date of site visit: 20 June 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a detached bungalow on the west side of Cokeham Lane. It has previously been enlarged by a single-storey side extension with a pitched and hipped-roof.

Permission is sought for a roof enlargement to provide a part-hipped gablet on the front roof slope.

The proposed development coincides with other roof enlargements to be carried out as 'permitted development' for which a separate application for a Certificate of Lawfulness has been submitted (AWDM/0742/12).

Relevant site history: None

Consultations

Sompting Parish Council: No objection.

Representations: None

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the proposed development which comprises up grading of the existing housing stock. The relevant considerations are the effects on the residential and visual amenities of the locality.

Visual amenity

The application property is one within a run of several similar detached bungalows on this side of the road. The hipped roof form and projecting front gable features are unifying elements within the streetscene; with relatively few in this run of bungalows having been altered by front additions (other than at No.116 further to the south).

The proposed front gablet would weaken the sense of visual cohesion within the streetscene, but would appear as a relatively minor feature compared to the scale of the other roof enlargements proposed (see AWDM/0742/12). The proposed part-hip would at least retain a semblance of the original full hip. In the circumstances, it is considered refusal on grounds of serious visual harm would not be justified.

Residential amenity

The proposed part-hipped gablet is modest in scale and would not impact physically on the amenities of neighbouring occupiers.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans:
   Drawing No: 11074/01 R3 Date Received: 29 Aug 2012

Is recommendation contrary to letter(s) of representation? No

Case Officer: Jo Morin Date: 30 August 2012

Authorised by: Pete Devonport Date: 30 August 2012