# Development Management – Delegated Officer Report

**Application Number: AWDM/1970/22 Recommendation: APPROVE**

**Site: 35 Greentrees Crescent, Sompting, West Sussex**

**Proposal: Loft conversion with hip to gable roof extension and rear dormer, single storey rear extension.**

**Date of Site Visit: 7th February 2023**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings:**

The application site is a semi detached hipped roof bungalow within a street of similar properties. There are existing side and rear flat roof extensions. Consent is sought to add a hip to gable extension with rear flat roof dormer and a single storey rear extension attached to the existing rear extension. A flat roof guest bedroom adjacent to the northern boundary.

Amended plans have been received which show the rear dormer reduced in scale and set back up the roof slope away from the rear wall.

**Representations: -** None received

**Sompting Parish Council: -** Although they have no objection the Council has concerns that this borders on over development. (The scale of the increase from 3 to 6 bedrooms and associated traffic and parking)

**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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

**Planning Assessment**

**Principle**

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

**Visual amenity**

The hip to gable extension will alter the shape of the roof and unbalance the pair of semi detached properties. This work could be completed under permitted development and it is therefore difficult to resist such a development in this case. There are other hip to gable extensions within the vicinity of the site and many bungalows have been altered with front and rear dormers. The rear dormer and flat roof extension are also development which is not out of keeping in this case. As amended the dormer is set back in the roof slope and proportionate. Materials to be used will match existing.

**Residential amenity**

The main properties to be affected in this case are those either side of the site. The properties opposite will see the hip to gable extension however there will be no adverse impact. The attached bungalow is adjacent to the existing extension at the application site. The new extension will be to the rear of the section of extension along the northern boundary. The current extension is alongside a garage at the adjacent dwelling, therefore there is screening to the proposed development from the rear of the adjacent dwelling.

The rear dormers will overlook the dwellings either side and to the rear. However a dormer could be built under permitted development which would have the same impact. Therefore it would not be possible to resist this development in this case.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 20th February 2023

Authorised by: Peter Barnett Date: 21 February 2023