Development Management - Delegated Officer Report

Application Number: AWDM/1470/21 Recommendation – APPROVE

Site: 15 Herbert Road, Sompting, Lancing

Proposal: Single storey rear extension and front roof dormer

Date of site visit: 7th September 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the west side of Herbert Road north Sompting. As existing there is a rear flat roof dormer and a rear flat roof extension adjacent to the boundary with the attached bungalow. Consent is sought to infill the rear section beyond the rear wall to bring in line with the existing rear extension with a flat roof to match existing. Also proposed is a front flat roof dormer. The proposed plans also show a high level side window in the original part of the bungalow facing north.

Amended plans have been received showing the dormer reduced in width and depth and away from the front hipped projection. These plans are for consideration here.

Consultations

South Downs National Park Authority: - No comment

Sompting Parish Council: No objection

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

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 rear extension will not be visible within the street scene, infilling the section adjacent to the existing addition this is not considered to have any adverse impact. It will be a subservient addition similar to many other single storey rear extensions within this locality.

The front dormer is large and will cover the majority of the front roof slope. It represents similar development to many other dormers within the street scene. However these dormers were all built during the 1980s and therefore within a different planning context. Although front dormers are commonplace within this locality and form the character of this area the dormer as submitted was overly large. The dormer as reduced is more subservient and sympathetic and doesn't therefore set a harmful precedent. Both extensions will be finished in materials to match existing.

Residential amenity

The front dormer will overlook the road and properties opposite, it is not considered that there will be any greater overlooking than existing with property frontages not private spaces as existing.

The rear extension will be adjacent to the neighbouring property to the north, it is screened from the attached property to the south due to the existing extension. There is space between the dwellings however as existing windows at the neighbouring property face onto the side of the application site. These serve a bathroom and bedroom. The bathroom window will face onto the proposed extension. It is therefore not considered that there will be any adverse impact here as this is a window serving a non habitable room. The bedroom window as existing overlooks a blank side wall. A high level window is proposed at the application site serving a study. Provided this is high level above 1.7 metres finished floor level then it is not considered that this will give rise to any overlooking and a condition is attached to ensure that this is the 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 elevation of the extension.

5. The high level study window on the north elevation shall be fitted with obscure glazing and be non opening unless it is more than 1.7 metres above finished floor level.

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

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 27th September 2021

Authorised by: Peter Barnett Date: 27 September 2021