Development Management - Delegated Officer Report

Application Number: **AWDM/1820/15** **Recommendation –** Approve

Site: 22 Grafton Gardens, Sompting

Proposal: Roof extension with hip to gable and rear dormer

Date of site visit: 26 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the east side of Grafton Gardens. There is a mix of bungalows and two storey dwellings in the streetscene and the building line is staggered on the east side. No.22 is one of a pair of matching semi-detached bungalows with a hipped roof. The bungalow has been extended previously with a 3 metre deep rear extension with a false pitch roof.

Permission is sought for the construction of a hip-to-gable extension and rear dormer extension. The dormer extension would measure approximately 6.2 metres in width, 3 metres in depth and 2.1 metres in height.

Relevant site history
AWDM/0959/12 Application for a Lawful Development Certificate for a proposed single storey rear extension Approved 14.09.2012

Consultations
Sompting Parish Council – supports the application but comments '*Although the Council has no objection it is concerned over setting a precedent in the road.'*

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' National Planning Policy Framework (CLG 2012), notably para 56, 64

Planning Assessment

Residential amenity
The proposed roof alterations would be sufficiently spaced from neighbouring properties to ensure that there would be no significant harm to the amenities of neighbouring occupiers.

Visual amenity
The dormer extension would be large and hip to extension would have an unbalancing effect on the pair of semi-detached bungalows. However, the hip to gable could normally be constructed as permitted development and if it were not for the existing rear extension concealing much of, but not all of, the eaves (making the 0.2m setback from the edge of the eaves to the rear dormer not visible for its entire width) there would be no doubt that the rear dormer would also normally be permitted development subject to the use of matching materials. In this context where there is a fallback of a similar extension where the effect on the appearance of the building and streetscene would be the same as that of the application proposals, a refusal would not be justified. A condition is recommended for matching materials.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Unnumbered Site Plan and Block Plan deposited 18 December 2015
   Drawing number 15/1072/01 entitled 'Proposed rooms in roof with hip to gable and rear dormer' deposited 31 January 2016

Informative
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 8 February 2016

Authorised by: Peter Barnett Date: 9 February 2016