Development Control – Delegated Officer Report

Application Number: AWDM/0021/12 Recommendation – APPROVE

Site: **Former Ball Tree, 1 Busticle Lane, Sompting BN15 0DH**

Proposal: **Application for non-material amendments to ADC/0061/11 (10 dwellings) including minor elevational revisions (sunpipes, rooflights, fenestration etc) and internal revisions**

The Application

Permission for this redevelopment of the site with 10 dwellings was granted in May 2011. Although an outline application, it included details of access, layout and the scale and appearance of the buildings. The remaining reserved matters (including landscaping details) were subsequently approved under AWDM/0734/11.

The latter application included a revised window arrangement for the bungalow on plot 8 (arising from a revised internal layout) and a 0.4m 'step' in the eaves line where the houses on plots 1 and 2 are attached (owing to the variation in ground level).

The present application proposes the following external amendments (some associated with internal floor layout changes):-

- Plot 2 - reduction of tile hanging on side elevation; two sunpipes on south side of roof; addition of secondfloor window and rooflights; plus 'handing' of rear patio door/window;

- Plots 4 & 5 – two sunpipes added to rear roof slope;

- Plot 8 - addition of a rear dormer window and north side rooflights; substitution of 2 rear windows and patio doors for 4 smaller windows and a door, and omission of a small north side window;

- Plots 9 & 10 - substitution of a garage for a carport on Plot 9; four sunpipes added to roof slopes; plus 'handing' of rear patio doors/windows.

NB. the reference on the submitted schedule to omitting 'Georgian' bars (ie. leaded lights) from all windows has been confirmed by the architect as an error as no leaded lights were ever shown on the plans – it has been confirmed that it is still proposed to retain the subdividing glazing bars shown on both the approved plans and the present amended plans.

Consultations and Representations

Sompting Parish Council: Object to the removal of the Georgian bars from the windows because the bars make the buildings aesthetically pleasing and add to their visual quality (NB: this is an error on the submitted schedule – see above).

Relevant Planning Policies and Guidance

Adur District Local Plan 1996-2003 (ADC 1996) (saved policies): AG1, AH2 and Supplementary Planning Guidance comprising:-
Development Control Standard No. 2 'Space Around New Dwellings and Flats'

'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006, amended 2010)

Planning Assessment

Policy AH2 relates to new residential development by way of infilling and redevelopment and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment and do not detract from the residential amenities of other dwellings.

The changes to windows and rooflights are visually acceptable and would not result in any material increase in overlooking of neighbouring properties. The most notable change is the small dormer in the rear (west) of the bungalow on plot 8 which faces towards the side of Cokeham Court, 14m away. Although the latter has side windows, the view is largely hidden by the existing line of trees and privacy would not be compromised by the very small dormer window (0.9m by 1.2m). There were no representations from any residents at Cokeham Court.

The amendment from a carport to a garage on plot 9 is visually acceptable and would not affect any other properties.

The reduction of tile-hanging on the north side of Plot 2 is acceptable as it is obscured by the side of the proposed adjacent terrace.

The sunpipes are very small and would have no significant impact.

Recommendation

APPROVE the non-material amendment.....for the avoidance of doubt these details comprise:-

Drawing No's: 5511 L(01) 100C, 101C, 200C, 201C, 300C, 400C and 500C

.....permission ADC/0061/11 (and approval of reserved matters AWDM/0734/11) still stand and .....continue to apply to the development except that the following condition is substituted for condition 15 of the existing planning permission (for the same reason):-

15. This permission relates to the following Drawing numbers:-
5511 (Location Plan); 5511/01E (Site Layout); 100C & 101C (Plots 1 & 2); 200C & 201C (Plots 3-6); 300C (Plot 7); 400C (Plot 8); 500C (Plots 9 & 10); 5511/07A (Car Barns/ Car Port details); and 5009A (Landscape Plan).

Authorising Officer: Keith Morgan Date: 2 February 2012