Development Management – Delegated Officer Report

Application Number: AWDM/1272/24 Recommendation: APPROVE

Site: 49 Rectory Farm Road, Sompting, BN15 0ED

Proposal: Rear dormer, front rooflights.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is an end of terrace, two storey dwelling, positioned on the south side of Rectory Farm Road. The terrace of 4no. dwellings lies at right angles from the road and faces another terrace of 4no. dwellings which is also set at right angles from the road.

The dwelling has had a single storey side extension and there are rooflights to the front roofslope on the side extension.

The local area comprises predominantly 2 storey houses, terraced and semi-detached. Many have rear extensions, and some have roof dormers and/or rooflights.

Proposal:

The application seeks permission to provide:-

- Rear dormer measuring approx. 5.5m wide x 3.9m deep x 2.7m high;
- 2no. rooflights to front roofslope.

Relevant Planning History:

S/44/89/TP Single storey side extension (incorporating front porch)
Approved 22.08.1989

Representations: None received

Consultations: None.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

This section of Rectory Farm Road is residential in nature and is characterized by mainly two storey dwellings in terraced, semi-detached houses some of which have rear extensions and a few have dormers.

The front rooflights will be readily viewed from the street scene, but they will be read in context of the other front rooflights in the immediate and will thereby not be out of character with the visual amenities of the locality.

The adjoining neighbouring property no. 47 Rectory Farm Road has a large rear dormer similar to that now proposed.

To the rear of the property is a garage compound which opens up an angled view of the proposed rear dormer but, because of the one at no. 47, it will be in context with its surroundings.

The residential properties behind the application site, no.'s 35 and 37 Rectory Farm Road, are sine 46m distant, and thereby will not be affected by the new dormer.

It is not considered that the visual amenities of the street will be compromised by the provision of the dormer nor with the existing residential amenities of the neighbouring properties be harmed.

It is thereby considered that the dormer will be an acceptable form of development in the locality.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Material

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 05.12.2024

Authorised by: Peter Barnett Date: 5 December 2024