Development Control – Delegated Officer Report

Application Number: AWDM/0524/15 Recommendation – Approve

Site: 1 Highview, Sompting

Proposal: Roof lights to both front (east) and rear (west) elevations.

Date of site visit: 12.05.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a corner plot situated to the east of Halewick Lane and the north of Highview. The property is a large detached two storey dwelling located within a cul de sac of two storey properties of similar design characterised by their brick built appearance, dark brown UPVC windows and two storey pitched roof projecting front features some of which incorporate timber cladding detailing. In the roads surrounding the application site to the north, west and south there are a mixture of two storey properties and bungalow properties of varying styles. The application site slopes from south to north in line with the adjacent Halewick Lane to the west and there is a 2 metre high brick wall which lines the westerly rear and southerly side boundaries of the application site. A two storey southerly side extension and a single storey rear extension have previously been added to the property.

This application seeks planning permission for the installation of seven Velux roof lights in the westerly rear roof slope of the dwelling and three Velux roof lights in the easterly front roof slope of the dwelling. The proposed roof lights would incorporate various sizes and would be positioned with a cluster of four roof lights together, a pair of two roof lights and one longer central roof lights on the western roof slope and three roof lights of the same size and equally distanced on the eastern roof slope.

Two planning applications AWDM/1418/14 and AWDM/0128/15 which sought permission for dormers in the westerly rear roof slope and roof lights to the east and west have recently been refused by the Council. These applications were refused on the basis that the rear dormer extensions would have dominated the rear roof slope of the dwelling and would not have related sympathetically to the scale or appearance of the existing dwelling or the visual amenities of the area.

Planning permission is required as there is a restriction on the original planning consent (S/47/87) for this estate that removes permitted development restrictions in relation to roof extensions or alterations.

Consultations:

Sompting Parish Council has confirmed that in light of the previous applications on this site they have no objection in principle to this proposal providing it does not include any dormer extensions.

Representations: No third party representations have been received.

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)

Planning Assessment

Principle

There is no objection in principle to the insertion of roof lights in the front and rear roof slopes of this existing dwelling providing that the development would have no harmful impact on the visual amenities of the area and to the amenities of neighbouring residential occupiers.

Visual amenity

The primary concern raised in relation to the previous schemes were the visual impact of the proposed dormer extensions which were positioned awkwardly high in the roof slope and would have altered the appearance of the existing rear roof of the property and disturbed the uniform appearance of the staggered pitched roofs of the properties within Highview located on the eastern side of Halewick Lane.

The proposed roof lights would be visually less intrusive than the dormer extensions previously considered under applications AWDM/1418/14 and AWDM/0128/15 as they would sit almost flush with the roof slopes of the existing dwelling. The three roof lights to the eastern front roof slope are the same size and are spaced equally apart, they therefore appear more subservient to the appearance of the existing dwelling house and similar properties within the cul de sac.

The proposed roof lights in the westerly rear roof slope would incorporate various sizes and would be positioned with a cluster of four roof lights together, a pair of two roof lights and one longer centrally position roof light. It is considered that the number of roof lights, their various sizes and formations would appear somewhat cluttered when viewed from Halewick Lane. Officers have therefore queried whether the cluster of four roof lights could be reduced to one longer roof light which would have still provided a degree of light and ventilation into the study when combined with the existing front roof

light serving the study. The Applicant has however confirmed that he does not wish to make any changes to the roof lights given the compromises already made to the original scheme. He has also advised that making the windows any larger or blending them into one restricts window operation from being escape windows and/or air vent windows.

It is acknowledged that the Applicant has sought to address the amenity issues raised by the Council in relation to the previous scheme by deleting the dormer extensions from this application. Whilst it is considered that the proposed Velux roof lights in the western roof slope would appear somewhat cluttered in terms of appearance they would be visually less intrusive than dormer extensions and would match the dark grey colour and materials of the existing roof lights which blend in sympathetically to the tiled roof. It is therefore considered on balance that the proposed roof lights would not cause any significant harm to the visual amenities of the street scene in which would warrant refusal of this proposal.

Residential amenity

It is considered that there would be no adverse impact with regards to neighbouring properties as a result of the proposed roof lights as the property is a corner property it is well distanced to the neighbouring dwellings located to the east, south and west by roads. There is currently a degree of overlooking from the first floor rear windows of the dwelling to the northerly neighbouring rear garden and the proposed rear facing roof lights are not considered to cause any further harmful overlooking to the amenity of the northerly neighbouring occupiers.

Recommendation

APPROVE subject to the following conditions:

1. Standard 3 Year Time Limit
2. Approved Plans
3. Matching materials

<u>Informative</u>

1. Proactive Statement – Approval (No Amendments)

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

Case Officer: Rebecca Tier Date: 26th May 2015
Authorised by: Jo Morin Date: 26.05.2015