Development Control – Delegated Officer Report

Application Number: AWDM/0597/13 Recommendation – Approve

Site: 47 Sedbury Road Sompting Lancing West Sussex

Proposal: Front dormers to Nos. 47 and 49

Date of site visit: 14.06.2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a semi-detached pair of bungalows located on the west side of Sedbury Road, close to its junction with Howard Road.

No.49 has been enlarged by a single-storey side extension and by a hip-to-gable roof extension and a large rear dormer with 2 rooflights in the front elevation.

A hip-to-gable roof extension and large rear dormer are currently under construction (nearing completion) as 'permitted development' at No.47.

Surrounding land slopes down to the south. The pair of bungalows are staggered down the hill so that the ridge of No.47 is marginally lower than No.49.

Permission is sought for matching front dormers (4.5m wide) on each property. The dormers would be attached and centred on the common boundary.

Representations:

Sompting Parish Council: Support the proposals.

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

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 dwelling and its surroundings.

Visual amenity

The proposed front dormers are relatively large, taking up more than half the width of the front roofslope. However, they are not considered unacceptably large in the context of this road where many properties have had large roof extensions. Unlike most other examples in the street the proposals would enable the symmetry of the pair would be retained – but only if the dormers are implemented by both properties. However, it is not considered essential that this is a requirement of permission given the character of the road.

The position of the proposed dormers on the roof would be slightly staggered to reflect the existing scenario.

Residential amenity

The dormers would each include 2 windows overlooking the street. The front of the bungalows opposite are some 20m distant, and it is considered there would be no adverse overlooking issues at this distance.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match
3. Approved plans: -
   Site Location Plan Date Valid: 31 May 2013
   2013/02/21 REV B Date Valid: 31 May 2013
   2013/2/22 REV A Date Valid: 31 May 2013

<u>Informative</u>

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application prior to validation (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? N

Case Officer: Jo Morin Date: 8 July 2013

Authorised by: Gary Peck Date: 8 July 2013