Expiry Date – 13/8

Development Control – Delegated Officer Report

Application Number: AWDM/1027/21 Recommendation – Grant

Site: 17 Valley Road, Sompting

Proposal: **Hip to gable roof extension, 2no. front dormers, rear dormer with Juliet balcony, side extension, rear extension and raised decking with external steps.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 13/7

Site and Surroundings

This application relates to a hipped roof bungalow on the south side of Valley Road. The property has a flat roofed recessed side addition, believed to be original. It has been extended to the rear with a conservatory which is in poor condition. The rear garden is on lower ground with steps down from the property.

It is not in a conservation area and is not listed.

Proposal

It is proposed to widen the bungalow to the full width of the side addition, approximately 1 metre, leaving a gap to the side boundary of 800mm. The new roof will be fully gabled and will include two front dormers and a rear dormer with Juliet. Also proposed is a 5.3 metre deep rear extension with a maximum flat roof height of 4.2 metres. A raised deck 2.2 metres in depth is also proposed with steps from the house and down into the garden proposed.

The application has been revised since first submitted to reduce the height of the raised rear deck by including steps down to it from the extension and to reduce the size of the front dormers.

Relevant Planning History

8/19/66 – Front porch

Consultations

South Downs National Park: No comment

Representations

2 letters from No. 19 as follows:

The terrace and kitchen/diner doors will be approximately 5 feet above the garden level of No. 19 enabling overlooking. The fence between needs to be maintained at least to the current height.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

It would appear that no other neighbour has widened their property, including roof, in place of the existing side, as proposed. This will unbalance the pair of bungalows insofar as the site will be overall 1 metre wider than No. 15, However, gabling the roof and adding front dormers will also unbalance this pair of bungalows and this addition is common to the street. In fact so many different alterations have been made to these bungalows that distinct character is difficult to define.

The reduced size of the front dormers has improved the overall proportions of the roof additions proposed. No significant harm to character will occur.

Neighbour amenity

No. 15 has a rear extension approximately 3.7 metres in depth and a raised deck beyond. This deck area is screened by shrub planting on the boundary within the site, shown to be retained. The rear extension and deck will not be harmful to occupiers of No. 15.

No. 19 has tandem rear extensions deeper than that proposed. In the revised drawings the proposed terrace has been reduced in height with steps down to it from the extension in response to concerns raised by neighbours at No.19. It is not necessary to alter the fencing between the site and No. 19.

The kitchen window will face the blank side wall of No.19 where a side window in the former side addition was. The side dining room window is secondary and it is

recommended that it be obscurely glazed and non opening below 1.7 metres to prevent overlooking

The extensions/terrace are now considered to be acceptable in terms of their impact on occupiers at 19.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *West facing dining room window obsc/1.7m*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (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 any representations? No.

Case Officer signed: MOK Date: 30/7/21

Authorised and signed by: Peter Barnett Date: 30 July 2021