Development Management – Delegated Officer Report

Application Number: AWDM/1320/22 Recommendation: APPROVE

Site: 91 Howard Road, Sompting, West Sussex

Proposal: Demolition of detached garage and construction of side extension including extended roof with gable end and raised ridge plus front and rear dormers.

Date of Site Visit: 27th September 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, hipped roof bungalow with a flat roof garage to the side and a single storey rear extension. Consent was originally sought for the demolition of the side garage and erection of a side extension with hip to gable extension, raising of the ridge and front and rear dormers. The rear dormer was large covering the entire width of the new roof. Amended plans have been received to show the rear dormer split into two smaller dormers of equal size. The plans as amended are for consideration here.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed development will be clearly visible within the street scene; the side extension will increase the width and bulk of the property along with the dormers and hip to gable. The ridge height is a slight increase in height to allow the dormers to not straddle the ridge. There are cases of dormers straddling the ridge in this street scene and this is considered to be poor design and should not be replicated. The dormers are similar to those surrounding the locality. Cladding is proposed in this case; there are other examples where cladding has been used on dormers within the street scene. The applicant's agent has advised that they will submit details of the cladding to be approved at a later date. The dormers as reduced in scale are considered acceptable and not detrimental to the street scene or character and appearance of the existing bungalow.

The side extension replicates development at the adjacent attached bungalow where there is also a front dormer and hip to gable extension. The ridge at the application side is already slightly higher so the differential already exists. The ridge increase will therefore not be harmful. There will remain a 1 metre set in from the side boundary therefore complying with Development Management Standard.

Residential amenity

The scale and bulk of the building will be significantly increased as a result of the proposed development. However the building is set in from the boundary and no side windows are proposed. There are secondary side windows at the neighbouring bungalow and there will be some loss of light. However, it is not considered that this impact would be sufficiently harmful to warrant a refusal in this case. The front dormers would overlook the public highway and properties opposite within the street while to the rear there would be indirect looking to adjacent gardens. However, this would be the case with a dormer which could be built under permitted development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing and dormers to be clad with details to be submitted and approved by the Local Planning Authority.
4. No additional windows on the east elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 20th December 2022

Authorised by: Peter Barnett Date: 20 December 2022