Expiry Date – 19/12

Development Control – Delegated Officer Report

Application Number: AWDM/1600/17 Recommendation – Approve

Site: **120 Abbey Road, Sompting**

Proposal: **Proposed loft conversion including first floor extension to north elevation, 1 no. front dormer and 2 no. rear dormers.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/11

Site and Surroundings

This application relates to an inter war semi detached bungalow on the west side of Abbey Road at a bend in the road. These houses as built have projecting hipped roof additions on each outside edge. This pair of bungalows is set further back from the pavement edge on widening plots. The property has already gabled its roof and created two first floor bedrooms with front and rear rooflights. It also has a single storey side extension to a rear kitchen/diner.

Abbey Road is made up of bungalows with numerous and various roof alterations. There are many examples of raised gables and front dormers. No. 124 has extended their ridge line over a first floor side extension.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to extend over the side extension and create a gable ended roof with a front dormer and two rear dormers. A previously proposed front ground floor extension has been removed from the plans.

Relevant Planning History

None.

Consultations

Sompting Parish Council; Supports the application.

Representations

Letter of No objection received from 118 as follows:

'As the most affected neighbour of the loft conversion at the North I have absolutely no objection. The proposed gable end will not have any adverse effect of my enjoyment of my own property. I want to express my support for turning the property into a decent size for a family.'

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Emerging Adur Local Plan Policies 1, 2 and 15

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.

Streetscene

There are many examples of character altering roof extensions in Abbey Road including raised gables, part raised gables and front and rear roof extensions. No. 124 has extended the length of their ridge line too. Nos.120 and 122 are already unbalanced by the raised gable at 120. To extend this ridge line by 2 metres will not greatly worsen this unbalancing.

Extending the bungalow and ridge line to within 1 metre of the northern boundary will be tight to this shared boundary. However, as 118 sits considerably further forward in the streetscene it will not lead to an overly cramped appearance or terracing effect.

The front dormer will further unbalance the pair of bungalows but as so many other bungalows have front dormers it is impossible to resist in this case. Rear dormers are a common feature in the street and in themselves could be added to these bungalows under permitted development.

Neighbour amenity

No 118 Abbey Road sits entirely forward of the front wall of the application site other than a flat roofed rear extension. It has windows and a door in its side wall facing the front garden area of 120. It has barn ended its roof. The proposed gable extension will sit within 1 metre of the angled side boundary shared with No. 118 and to its south. The occupiers of No. 118 have written in supporting the application stating that it will not affect the enjoyment of their property.

No. 118 does sit at a 45 degree angle to the site. The extension will be very close to the shared boundary but adequate light and outlook will still be maintained to the rear of 118.

No. 122, the adjoining bungalow, will experience some loss of privacy in their rear garden with the introduction of rear dormer windows but they can already be overlooked from the rear rooflights. Rear dormers can and have been added to bungalows in the street under permitted development.

The rear garden is as short as 8 metres in one area. However, the gardens behind are more than 25 metres in length. The rear dormers will not cause excessive overlooking to properties in Berriedale Drive.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No gable windows

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: 12.12.17

Authorised and signed by: PB Date: 12/12/2017