Development Management – Delegated Officer Report

Application Number: AWDM/1212/22 Recommendation: APPROVE

Site: 24 Alandale Road, Sompting

Proposal: Rooms in roof consisting of hip to gable end North Elevation and raising the ridge height. Front dormer West Elevation. Rear dormer East Elevation with juliet balcony. Single storey rear extension to East Elevation. Hardstanding area to front garden.

Date of Site Visit: 16.08.22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached hipped roof bungalow with stairs to the front door on elevated ground level due to the increase from south to north, the ridge is higher than the attached bungalow. The property is within north Sompting in a street of similar properties. Many of which have been extended with hip to gable roof extensions, dormers and single storey extensions.

As existing the bungalow has a rear conservatory extension and an out building to the side/rear. Consent is sought to remove the conservatory and construct a single storey flat roof extension to the rear extending beyond the width of the bungalow slightly to the north. The extension is proposed at 5 metres in depth. Also proposed is a hip to gable extension and front and rear dormers with a slight ridge increase. The front dormers have been designed with a step in graduation. Amended plans have been received which show both elements of the front dormer set back to not extend beyond the front eaves and be set back to allow more visible roof slope. Also proposed is a hardstand to the front of the bungalow for off street parking served by the existing vehicular access.

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 front dormer windows and hip to gable extension will be clearly visible within the street scene. The rear extension which projects to the side of the bungalow will also be seen from the highway along with the hardstand. There are other examples within the street scene of hip to gable extensions and dormer extensions are commonplace here. However in this case the front dormer with step and rendered finish will be a unique feature within Alandale Road. However there are examples of similar development north of the site in Howard Road which have resulted in successful development which has contributed positively to the street scene. In this case the applicants are seeking to replicate such development. The amended plans show the scale of the dormers reduced to allow for a more significant set back to replicate those existing developments in Howard Road. It should also be noted that in this case the ridge height has been slightly increased so that the front and rear dormer do not straddle the ridge and sit on either side. The developments in Howard Road retained the existing ridge height. In this case the increase is appropriate due to the existing change in levels which as existing results in the application site having a higher ridge height than the adjacent neighbour therefore the variation is not significant. Howard Road is level and therefore this variation would be more visible, each case should be judged on its own merits however in this case the ridge increase is welcomed.

The rear extension including the visible section are subservient features and will have no adverse impact in visual terms. The front hard stand can be supported as there are other examples of front parking areas within the street scene.

It should be noted that the dormers within the street scene as existing are tile hung to match existing. The dormers in this case will be rendered, this is unusual within the street scene yet this approach was used successfully in Howard Road, and each case should be judged on its own merits therefore in this locality this same principle is acceptable. However it should not set a precedent for similar development in other streets in general terms where similar development may not be appropriate.

The examples permitted in Howard Road include 37 Howard Road (AWDM/0009/18) 57 Howard Road (AWDM/0586/22) and 85 Howard Road (AWDM/0384/21)

Residential amenity

The front and rear dormer and hip to gable extensions will increase the bulk of the bungalow however there will be no adverse impact in terms of loss of light or outlook to adjacent dwellings as a result. There are other dormer windows to the rear overlooking rear gardens and streets beyond. Dormers could be built under permitted development therefore a similar level of overlooking could still occur as a result. The side gable window will be conditioned to be obscurely glazed to avoid any overlooking and so not to preclude any adjacent development. Therefore there would be no justification for a refusal in this case.

The single story rear extension is 5 metres in depth which is large and beyond the 3.5 metres set out in Development Management Standard No. 2 however in this case there are single storey extensions on either side. The attached bungalow has recently completed a deep extension adjacent to the boundary and to the north there is a large single storey flat roof extension also. Therefore in this case there will be no loss of light or overbearing impact. A condition is attached to ensure that no additional side windows will be inserted in the extension or side gable so no loss of privacy will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans
4. No additional windows on the north or south elevation of the extension or side gable.
5. The ensuite window on the side gable shall be obscurely glazed and high level opening only.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 5th September 2022

Authorised by: Peter Barnett Date: 5 September 2022