Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1029/15

Site: **11 Howard Road, Sompting**

Proposal: **Rooms in roof including increasing height of existing ridge, side gable and front and rear dormers. Single-storey extension to east and north elevations following partial demolition of existing detached garage.**

Date of site visit: 1 September 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a semi-detached bungalow located on the north side of Howard Road. This is a predominantly residential area comprising of mainly similar bungalows in the immediate vicinity. The street level slopes up from east to west. No.11 is set at a lower ground level to the adjoining bungalow.

The ridge line is proposed to be raised by approximately 0.45 m to align with the ride of the adjoining bungalow and side gable formed. A dormer window extension is proposed to the front roofslope. The dormer would measure 4.4 metres in width, 1.8 metres in height and 2.8 metres in depth approximately. A rear dormer is proposed which would measure 5 metres in width, 1.9 metres in height and 3.5 metres in depth approximately. A 'wrap-around' extension is proposed to the east and north elevations measuring approximately 1.5 metres in width from the existing side wall and extending the length of the bungalow and beyond the rear by 3-3.8 metres with a staggered rear elevation.

Relevant site history
None relevant

Consultations
Southern Water has requested that an informative be attached to any approval advising the applicant of the need to formally apply for a connection to the public sewerage system and have provided advice in relation to sewers.

Representations
Sompting Parish Council – supports the application

One representation received from the occupier of the adjoining bungalow raising an objection on the following grounds:

- Design – not in keeping, impact on National Park

- Overdevelopment
- Loss of privacy to garden
- Loss of light from 4m deep extension/tunnelling effect
- Noise

Planning Assessment

Visual amenity
The raising of the ridge would bring the roofline to that of the adjoining bungalow. In the vicinity of the site, there are some detached bungalows and so there is no step in level at these properties and there are other examples of semi-detached bungalows where, because of the size and positioning of dormer extensions, the step in ridgeline is not readily visible. There are various other dormer windows and gables visible in the streetscene. The applicant has responded to concerns over the size of the front dormer in particular and reduced the width by 0.5m from the original proposals. Given the size and design of the proposed dormer and the varied design and size of other dormers in the vicinity, it would not cause any significant harm to the visual amenities of the site or surrounding area.

The single storey extensions proposed to the side and rear, although they would be partially visible, given the variety of additions visible in Howard Road and the surrounding streets, the impact would not be significant. The design of the rear dormer has not been altered despite concerns raised over its bulk but having regard to permitted development fallback and the presence of other similar additions in the vicinity, a refusal would not be justified in this instance.

Subject to the use of matching materials, design and impact on the character of the area are considered acceptable.

Residential amenity
The original proposals included a 4 metre deep extension which would have resulted in the adjoining property's rear window experiencing a tunnelling effect from the proposed rear extension. The applicant has responded by reducing the depth of the rear extension to 3 metres on the adjoining neighbour's side and having a staggered rear elevation, with the deeper section on the other side. This is considered to be a satisfactory compromise for this occupier, setting some of the bulk of the extension away.

There is a reasonable separation distance on the opposite side with No.9, currently around 3.5 metres which would be reduced to approximately 2 metres as a result of the side extension. No.9 has a rear extension approximately 5 metres in depth with side windows facing the application site but with the main outlook appearing to be at the rear. Having regard to permitted development fallback, and the existence of the neighbouring extension with rear outlook, although the extension would bring the side wall relatively close to the common boundary, it would be single storey and pitched away from this side and hipped on the corner.

Having regard to the relationship with surrounding properties and the scale of the proposals, there would be no significant impact on the amenities of neighbouring occupiers in terms of loss of light, outlook or privacy.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No side windows
4. Permission relates to approved plans:
   TP730/11, TP730/12, TP730/14, TP730/1 deposited 8 July 2015
   TP730/9a, TP730/16b, TP730/14b, TP730/13b deposited 23 September 2015
   TP730/15c deposited 30 September 2015

Informative:

1. 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.
2. A formal application for connection to the public sewerage is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
3. The position of any sewer should be determined on site by the applicant before the layout of the proposed development is finalised. Should any sewer be found during construction works, an investigation of the sewer will the required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Rebekah Smith Date: 5 October 2015

Authorised by: Peter Barnett Date: 5 October 2015