Expires 27/7/07.

Development Control – Delegated Officer Report

Application Number: ADC/0328/07 **Recommendation – Permit Application**

Site: **16 Berriedale Drive Sompting Lancing West Sussex**

Proposal: **Proposed roof conversion (including hip to gable roof extension and front/rear dormers) and single storey rear extension**

The Application

The application site is a semi-detached bungalow located on the east side of Berriedale Drive, Sompting. The property is bounded to the south by its adjoining neighbour, No.14, to the north by an adjacent pair, and to the rear by No.104 Abbey Road. As existing the bungalow features a small extension on the north side of the rear elevation, a large rear garden and a frontal hardstanding. The proposal is to add two bedrooms and a bathroom into the roofspace by extending the north side hip into a gable and adding front and rear dormers. Additionally a single storey flat roofed extension is to be added to the rear enlarging the lounge to a depth of 4.4 metres. This extension will sit in the gap between the existing kitchen addition and the boundary with the adjoining bungalow.

Consultations and Representations

Third Parties

Sompting Parish Council raise No Objection but state a preference for a half-hip rather than a full gable end to the roof extension.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

The main concerns with this proposal are its impacts on neighbouring amenity and whether it meets the Council's design standards for extensions.

Residential amenity

The front dormers offer no overlooking concerns. To the rear a large garden will be maintained with a distance of over 50 metres to the rear elevation of 104 Abbey Road. The rear dormer will thus only reciprocate the overlooking that already exists from the neighbour's rear dormer into the applicant's garden. The hip to gable extension features no side windows and will offer no detriment to the adjacent bungalow to the north.
The rear extension is to have a depth of 4.4 metres against the boundary fence with the adjoining bungalow. This is not considered to be excessive as it mirrors the depth of the majority of the neighbour's rear extension. The segment of the No.14's extension that is recessed will be set back by only 0.8 metres from the proposal and will not be significantly impacted. Windows are proposed in the rear elevation only.

Design

Initially it would appear that the design of the proposal will conflict with the Council's design standards as the dormers are set marginally off the ridge line of the roof. However it is apparent from the site visit that this is intended in order to replicate exactly the dimensions and positioning of the front dormers on the adjoining bungalow. Indeed the entire roof alterations are an exact mirror image of No.14 and will add symmetry to the pair. It is also noted that many other bungalows in the street have various dormer additions that sit close to the roof line.
The Sompting Parish Council comments are noted and would certainly be preferable were it not for the gable end on the adjoining bungalow. For the purposes of symmetry a part hip would appear awkward and out of keeping. A full gable is therefore the most appropriate.

To the rear the extension will sit at the same height as the adjoining extension but higher than the existing kitchen addition. This is of no great concern.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)

Case Officer:.....

Date: 2/7/07

CS

4/7/07