Development Management - Delegated Officer Report

Application Number: AWDM/1672/20 Recommendation – APPROVE

Site: 54 Cokeham Road, Sompting, Lancing

Proposal: Construction of 2no. pitched roof dormers to front (south) roofslope.

Date of site visit: 16th November 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with hipped roof and side attached flat roof garage. There is a conservatory and flat roof extension to the rear extending behind the garage. There is a low wall and gates to the front driveway. There are similar properties within the street scene; adjacent to the bungalow is the Sompting United Reformed Church. A parade of shops and two storey buildings are opposite.

Consent was granted in September 2020, under AWDM/0960/20 for new front wall and gates, hip to gable extension, alterations to rear conservatory, single storey extension to east side/rear and rear dormer.

The current application seeks consent for two flat roof front dormers, amended plans have been received following officer's advice that the original scheme could not be supported. Three front pitched roof dormers were proposed these were considered to be overly large and dominant on the roof slope and would result in a cluttered appearance.

It should be noted that an application has also been submitted at the same time by the same applicant for no. 56 Cokeham Road AWDM/1671/20 the attached bungalow. Although these will be determined at the same time there is no requirement to link these by condition. Although they show a matching form of development consistent across the pair of semi detached properties it would not be harmful for one development to be carried out independently of the other.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed front dormers will be clearly visible within the street scene. Although attempts have previously been made to resist the introduction of front dormers here it is considered, on balance that the dormers as proposed can be supported. Being of flat roof design they are set down from the ridge and as the previously approved hip to gable extension will increase the width of the roof slope the two dormers can be positioned well spaced and in proportion. They will not overly dominate the bungalow. There are other examples of flat roof dormers within this street and those proposed here do not cause such harm to warrant a refusal here.

Residential amenity

The proposed dormers will face the highway, therefore no additional overlooking will occur in this case to any private space, there is a parade of commercial properties opposite the site. The works will not result in any detriment to residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. Proactive with amendment

Case Officer: Hannah Barker Date: 1st December 2020

Authorised by: Peter Barnett Date: 1 December 2020