Development Management - Delegated Officer Report

Application Number: AWDM/1033/20 Recommendation – Approve

Site: 30 Howard Road, Sompting

Proposal: Proposed loft conversion including hip to gable roof enlargement, 1no. dormer to front and rear with 1no. side window to rear dormer.

Date of site visit: Viewed using Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached hip roofed bungalow on the south side of Howard Road. It has a side and rear extension currently and it is proposed to convert the roofspace into living accommodation, by way of a hip to gable roof extension and front and rear dormers.

The application has been amended from its original submission to omit a raising of the ridge and to prevent the front and rear dormers from straddling the ridge.

Relevant Planning History

AWDM/0382/16 - Householder application for permitted development for prior approval for single-storey rear extension with an overall depth of 3.3m from rear wall of the original dwelling, maximum height 4m and maximum height of eaves 3m.

Consultations

West Sussex County Council: The **Highways Authority**

Sompting Parish Council: No objections

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 roof extensions are typical of the area and the side gable and rear dormer could be permitted development in their own right. The greatest impact in the street scene is from the front dormer which is large, taking up most of the roofspace. There are many examples of front dormers in this part of Sompting, some smaller, some as large. Most recently, a larger, contemporary front extension was approved and built at No.37 (AWDM/0009/18) and it is considered that it would be difficult to sustain an objection to the current proposal in these circumstances.

The application has been improved by avoiding the straddling of the dormers across the ridge and it is considered, on balance, that no serious visual harm to the character of the area will arise from this proposal.

Residential amenity

The proposed extensions are not expected to cause harm to the amenities of neighbouring occupiers. To the west, No.32 has a blank side roofslope facing the site while to the rear the nearest dwelling is perpendicular to the site and more than 22m away. Rear dormers are common in the area and the proposal will cause no more overlooking than would typically be expected from such a development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze side window

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

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.

Case Officer: Peter Barnett Date: 13 August 2020

Authorised by: Gary Peck Date: 13 August 2020