Development Control – Delegated Officer Report

Application Number: AWDM/1426/16 Recommendation – APPROVE

Site: 111 Howard Road, Sompting

Proposal: Rooms in roof with side roof extension from hip to gable and front dormer to south elevation.

Date of site visit: 18.10.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the northern side of Howard Road. This is a predominantly residential area comprising similar semi-detached bungalows many of which have been extended with single storey rear extensions and dormer extensions to the front and rear. The ground level slopes steeply up from east to west with the bungalows stepped to accommodate the change in level.

Planning permission is sought for a hip to gable roof extension to the eastern side of the bungalow and the formation of one dormer in the front southern roof slope. The front dormer would comprise a flat roofed extension measuring 3.5 metres in width, 2.5 metres in depth and 2 metres in height.

The new hip to gable extension and dormer extensions would be externally clad in vertical tile hanging to match the existing property.

Relevant Planning History:

ADC/0423/06 – Planning permission was granted in 2006 for a single storey rear extension.

Consultations

Sompting Parish Council has raised no objection to this application.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policy 15 is considered relevant to the consideration of this application.

Planning Assessment

Visual amenity

The application property is the higher property within a pair of semi-detached bungalows comprising 111 and 113 Howard Road. The attached neighbouring property to the west has been extended with a hip to gable enlargement and a front dormer which abuts the roof of the application property. The neighbouring property to the east has also extended with a large side roof extension and front dormer extension. Both of these neighbouring roof extensions were permitted by the Council in the eighties.

It is also noted that a number of planning permissions for roof extensions to similarly designed bungalow properties within the surrounding roads have been granted by the Council recently due to precedent of dormer extensions and roof extensions being visible on bungalows within this residential area in Sompting (AWDM/0451/15 – 31 Hillside Road, AWDM/1602/13 – 18 Herbert Road).

Taking this into account, it is considered that the proposed extensions would be very similar in design and scale to many other dormer and roof extensions to bungalow properties within the same locality and this defines the current visual context of residential development within Howard Road and the surrounding residential roads.

The front dormer would be flat-roofed and offset slightly from the ground floor windows below but this is a form of development common to the properties in the same area and overall, given the vertical alignment of the panels and matching materials as proposed, it would not be out of keeping in terms of the public view.

In the context of surrounding residential development it is considered on balance that the proposed roof extensions would not appear unduly prominent within the street scene and would not result in sufficient harm to the visual amenities of the locality as to warrant refusal of permission.

Residential amenity

The neighbouring bungalow to the east is located at an elevated land in comparison to the application site and as such sits higher than the application bungalow. The easterly neighbouring property has one side window in their roof extension which would face the proposed hip to gable enlargement. The proposed hip to gable enlargement would however be distanced to the neighbouring first floor side window by two driveways serving the application property and it is not therefore considered to cause any harmful loss of light or outlook to the easterly neighbouring bungalow.

No windows would be located in the easterly gable end of the roof extension and therefore the proposed roof extension would cause no loss of amenity to the easterly neighbouring occupiers.

The front dormer window would face Howard Road to the south and would therefore cause no loss of amenity to the occupiers of the surrounding residential properties.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit 3 years
3. Matching materials
4. No side windows without permission (eastern elevation)

Informative

Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 01.11.2016

Authorised by: Jo Morin Date: 01.11.2016