expires 8/4/08

Application Number: ADC/0095/08 **Recommendation – APPROVE**

Site: 47 Thirlmere Crescent, Sompting

Proposal: Rear dormer and replacement double garage

The Application

47 Thirlmere Crescent is a semi detached bungalow which backs onto the railway line in Sompting. It currently has a flat roofed dormer to the front and a single storey flat roofed extension at the rear. There is also an old single garage in the rear garden and two sheds which appear to be recent additions.

It is proposed to replace the garage with a larger model and to construct a flat roofed dormer on the rear roofslope of the bungalow. The garage will sit 1.2m further away from the house than at present and will be 3.2m wide and 6.1m deep (as opposed to 2.45m wide and 4.9m deep at present). It will have a flat roof which drops in height from 2.3m at the front to 2.1m at the rear.

The dormer measures 5.8m wide, 3.2m deep and 2.4m high, taking up much of the rear roofslope.

Consultations and Representations

Third Parties – Sompting Parish Council – no objection

1 letter received from the occupier of 45 Thirlmere Crescent with no comment other than to state that they do not wish to speak at the Committee meeting

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Supplementary Planning Guidance on dormer extensions states that dormers should not be so large that they over-dominate a dwelling. They should be kept well below the ridge and not project as far as the walls of the house, leaving a large amount of the roofslope visible.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The proposed dormer will sit 0.7m below the ridge, will be back from the bottom of the roofslope by 0.45m and will be 0.85m off the edge of the roof. While it will be a large 'box-like' dormer, it is considered that sufficient roofslope will remain so as not to appear unduly excessive in size. A similarly large dormer has been constructed on a property further to the east, while the neighbour to the west has a smaller flat roof dormer. The site backs onto the railway line and the dormer will not be particularly visible from public viewpoints. Consequently, it is considered that the proposed dormer is acceptable in terms of its visual impact.

Residential amenity

The dormer will face towards the railway line with the nearest properties over 50m away. While some overlooking of adjoining gardens to the east and west will be possible, it is not considered that this would be any worse than that which occurs from other dormer windows in the vicinity.

The proposed garage will be larger than the existing and set further into the garden. However, it will not have a harmful impact on the residential amenity of its neighbours, being only 2.3m high.

Recommendation

APPROVE for the reason

1. 1PPi

Subject to

1. C1Ci

2. C12Ei

3. C14A: 17 March 2008 R. AH7 ... DEV1

Case Officer P Barnett

Date 17/3/08