Expiry 16/04/07

Development Control – Delegated Officer Report

Application Number: ADC/0097/07 Recommendation - Permit

Site: 16 Sedbury Road Sompting Lancing West Sussex

Proposal: Rooms in roof with new gabled roof with higher ridge and front and rear dormers

The Application

The site is located on the south-eastern side of Sedbury Road, at the point where the road takes a sharp bend to the west and intersects with Valley Road. The site contains a 2-3 bedroom detached single storey bungalow. This was extended in 2003 with a single storey side and rear extension (S/29/03). The original dwelling has a hipped tile roof and a front gable end room projecting forward of the main wall. The extensions have flat roofs. The site also contains a hard stand front yard area suitable for off street parking and a rear garden (including an in ground swimming pool) approximately 20 metres long.

The applicant proposes to significantly extend the roof structure to provide space for new rooms in the roof. This will involve extending the roof to create full gable ends on both side elevations. In addition, the existing ridge height will be raised by a further 1.2 metres.

The applicant also proposes that dormer windows are constructed in both the front and rear planes of the roof. The proposed front dormer will be 1.4 metres wide, will be located to the right hand side of the entranceway and is proposed to have a pitched gable roof. The rear dormer will be 6 metres long and have a flat roof.

The street scene predominantly comprises of pairs of semi-detached dwellings, with an occasional detached dwelling in between. While it appears that most of the dwellings in the street were originally of a particular character (single storey bungalow with hipped roof), later modification has occurred to a large number of dwellings which has significantly altered this character. There are now a significant number of (large) front and rear dormer windows constructed in the street with corresponding hip to gable roof extensions. There are a small number of cases which have also involved raising the ridge line of the existing dwelling in order to accommodate the new extensions. Recent planning approvals for such constructions have noted that although many dormers do not accord with Council standards, there is such a proliferation of these types of developments in the street that it is difficult to refuse such applications.

Consultations and Representations

Consultees

The Sompting Parish Council has objected to the proposal as they feel that the development is over-large, over-powering and out of keeping. If approval is given the Council would like to suggest that the plans are amended to include a half-hipped roof.

Third Parties

A representation has been received from the resident of 2 Valley Road (opposite the site on the corner). This resident has objected to the front dormer window as it would result in a certain amount of loss of privacy to their rear garden. This is based on the fact that at present he/she can see the entire front roof of 16 Sedbury Road from the rear garden which at present is completely secluded and not overlooked.

Relevant Planning Policies and Guidance

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

Planning Assessment

The Appearance

The roof extension will result in a significant alteration to the appearance of the dwelling. The dwelling currently has a hipped roof with a height to the apex of 5.4 metres and an area of approximately 17.4m² being visible on the front elevation. The proposal will result in significant bulk being added to the roof through the extension of both sides to form full gable ends and the raising of the ridge height by 1.2 metres. As a result, the area of roof visible from the street will be approximately doubled in size. The overall height of the dwelling will be increased to 6.6 metres.

While these proposed works do represent major changes to the small bungalow, the resulting appearance is not considered to be significantly out of character with the building or the street scene. The extension to full gable ends is consistent with most other dwellings in the street which have already had rooms put into the roof. Requiring the applicant to amend the plans to provide half hips in the gables as suggested by the Parish Council would be unreasonable given that so many full gable extensions have already been approved by this Council.

The earlier extensions to the side and rear have given the dwelling more bulk and width at ground floor level and result in the dwelling having a width greater than its height on all elevations. As such, the larger and higher roof will not cause the dwelling to appear to "tower" or for it to appear unbalanced

due to excessive height. The dwelling will be high compared to the immediately neighbouring dwellings (which are still both single storey), but it will be consistent with others in the street which have been altered in a similar manner and sit side by side with single storey dwellings without appearing to over power them. The street also slopes downhill towards the south and this causes higher buildings to assimilate more easily into the street scene and not appear as out of place among smaller buildings as they might on a level street.

The proposed front dormer is of a small scale, located appropriately within the roof space and set down well below the proposed new ridge line. The dormer has a pitched roof design which differs from the design of all the other front dormers already in the street, which are all flat roofed, large and in some cases, project above the ridge line of the dwelling. Compared to these, the dormer proposed is discreet and attractive and therefore considered to be visually acceptable for this locality.

The rear dormer is large at 6 metres long, but generally consistent with other rear dormers approved in the street, such as No. 52 (5.5 metres long – S/73/02), No. 48 (7.25 metres long – S/66/01) and No. 34 (5.2 metres long – S/83/00). It is noted that these dormers were all on semi-detached dwellings and resulted in a much greater domination of the roof space that that proposed for this detached dwelling. The top of the dormer in this case is set 1.3 metres below new ridgeline, there is 1.3-1.5 metres of clearance on either side to the edge of the roof and the front of the dormer is set well in from the rear wall. This is considered to accord to the Council's design standards.

Effects on Neighbours
The resident of 2 Valley Road has objected to the proposed front dormer on the grounds of overlooking of a rear garden. This site is located to the north west of the application site, on the opposite side of Sedbury Road at its intersection with Valley Road. The front elevation of the application dwelling faces generally towards the front and east side elevation of this dwelling. The dwelling does contain front bay windows but these are 23 metres away and also well screened from the side by a fence and some bushes. In terms of any overlooking of the rear garden as claimed by the objector, this is not considered to be excessive due to the distance (over 27 metres) and the intervening building.

The rear dormer window is not considered to result in any significant overlooking as the dwellings to the rear in Halewick Lane are over 45 metres away. No windows are proposed in the side elevations of either gable end.

The neighbouring site to the north, No. 18, contains a single storey semi-detached dwelling. This dwelling is located up hill of the application site and set further forward on the site. There are some secondary windows on the side elevation but the main outlook is to the front and rear. The proposal will result in shading of this site but this is not significantly greater than that which occurs from the existing dwelling and will mainly cast over the top of the

building. The outlook from the principal windows on this dwelling will be unaffected.

The neighbouring site to the south, No. 14, contains a single storey detached dwelling. This dwelling is located down hill of the application site and set back further on site and oriented further towards to the north-west. The side elevation closest to the application side is completely screened by an attached garage. The proposal will not result in any additional shading of this site due to the location to the south. The outlook towards the north-north-west from the front windows will be affected to a degree by the new side elevation but this is not considered to be overly detrimental to amenity or over powering as there is still over 4 metres of separation between the dwellings and the outlook directly to the north-west is unaffected.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18E3 ... side walls ...

Case Officer: 27/3

Date: 20/03/07

Head of Planning & Community Division: .....

Date: 29/3/07

Chairman of Planning & Regulatory Committee: A. J. Mills

Date: 29/03/07