Development Management - Delegated Officer Report

Application Number: AWDM/0738/20 Recommendation – Approve

Site: 28 Mountview Road, Sompting, Lancing

Proposal: Non-material amendment to approved application AWDM/0710/16 to reduce height of front and rear dormers and revert ridge to original height.

Date of site visit: Viewed on Google Maps and visited previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted in 2016 for the raising of the ridge by approximately 0.7m, forming a gable on the north side of the roof with front and rear dormers, plus the construction of a hip roofed extension at the front of the property and a 3m deep flat roofed extension at the rear. Work commenced in March 2019 and the permission is therefore still 'alive'.

The property is a semi-detached hip-roofed bungalow on the west side of Mountview Road. In common with other semi-detached pairs in the street, No.28 has a higher ridge than its neighbour to the south due to the rising ground level to the north.

This application seeks approval for non material amendments to reduce height of front and rear dormers and to maintain the original ridge height.

Relevant site history

AWDM/0710/16 - Rooms in roof with increase in ridge height, extension from side hip to gable with first-floor window and front and rear dormers. Single-storey extension to front and side elevations and single-storey rear extension to be added to existing.

Consultations

None

Representations

N/A

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (February 2019)

Planning Assessment

The amendments will reduce the height of the building but will bring the dormers just below the level with the ridge. However, there are numerous examples of similar development in the street. The dormers will not straddle the ridge so will not form a continuous flat roof from front to rear.

It is not considered that there will be a material impact on the visual or residential amenities of the locality. The reduction in ridge height should be beneficial in terms of reduced bulk/height.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing No. 216/511/4C and 216/511/1B received 21 May 2020

…….. existing planning permission AWDM/0710/16 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing No. 216/511/4B and 216/511/1A received 29 June 2016

Case Officer: Peter Barnett Date: 4 June 2020

Authorised by: Gary Peck Date: 4 June 2020