Development Control – Delegated Officer Report

Application Number: AWDM/0715/14 Recommendation – APPROVE

Site: 31 Berriedale Drive, Sompting

Proposal: Rooms in roof with front and rear dormers

Date of site visit: 17.07.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the westerly side of Berriedale Drive and comprises a semi-detached bungalow property located within a residential road. The road is characterised by pairs of semi-detached properties, many of which have extended with front dormer and rear additions.

The proposal seeks planning permission for a loft conversion with one front dormer and one rear dormer. The Certificate of Lawfulness application AWDM/0463/14 has previously been permitted for a hip to gable enlargement roof extension. The rear dormer would incorporate a flat roof and would measure 7.9 metres in length, 2.8 metres in depth and 2.2 metres in height. The front dormer would also incorporate a flat roof and would measure 2.4 metres in length, 2.3 metres in depth and 2 metres in height. Both dormers would be clad in tile hanging with white fascia's and soffits.

Planning Site History

S/28/98 – Planning permission was granted in 1998 for a single storey rear extension.

AWDM/0463/14 – Certificate of Lawfulness granted in 2014 for a hip to gable roof extension.

Consultations: Sompting Parish Council have supported 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).

Planning Assessment

Principle

The principle of extending the roof of this existing dwelling house is acceptable subject to the proposed extensions causing no adverse impact on the visual amenities of the area or to the occupiers of neighbouring properties.

Visual amenity

Berriedale Drive comprises pairs of modestly proportioned bungalows, many of which have extended with hip to gable enlargements and flat roofed dormers to the front and rear. As a result of these additions the proportions of the original hipped roofs have been substantially altered and there are a number of flat roofed front box dormers and large flat roofed rear dormers that are visible from within the street scene.

Within close vicinity of the application site it is noted that no.'s 25 and 27 Berriedale Drive were granted planning permission for front and rear dormers in 2003 and 2011 and no. 28 Berriedale Drive was granted planning permission for a flat roofed front dormer in 2014. It is therefore considered that a precedent has been set within this road for flat roofed dormer additions to the front and rear of the bungalows. However, where possible the design of the dormers should be improved especially where they are most visible from the road at the front of the property. The plans originally submitted with this application showed that the front dormer extension would not have been centralised within the roof space and incorporated a small front dormer window which was also not centralised. The thick white fascia soffit to the top of the front and rear dormers were also considered to be an unattractive feature that would be out of keeping with the design of the existing bungalow. The small proportion of the window and the off centre position of the dormer and the front window appeared out of keeping with the existing bungalow and other front dormers within the road. Amended plans have now been received which have centralised the front dormer above the entrance door to the property, incorporated a larger centralised front dormer window and the depth of the fascia soffits have been reduced. It is considered that these amendments although minor would particularly improve the appearance of the front dormer which is most visible within the street scene.

Residential amenity

The two properties that could be affected by the proposals are located to the north and south of the application site. No windows would be incorporated within the northerly or southerly walls of the front and rear dormers and therefore the proposed roof extensions would not cause any direct overlooking into the front or rear gardens of the neighbouring bungalows.

The existing roof space of the application property has been converted and there are two large roof lights within the rear roof slope of the dwelling. It is therefore considered that there is an existing degree of overlooking into the northerly and southerly neighbouring gardens. It is also noted that there is an existing degree of overlooking among many of the bungalows within Berriedale Drive to the rear due to the presence of large flat roofed dormers. It

is therefore considered that the proposed westerly facing windows within the rear dormer would not cause any additional loss of privacy to the northerly or westerly neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Received on 3rd June 2014.
   Title: Survey as Existing, Drawing No. 1465/S1 B Received on 3rd June 2014.
   Title: Scheme as Proposed, Drawing No. 1465/02 B Received on 24th July 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match the materials on the existing dwelling house.

   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan 1993-2006.*

4. No windows – Northerly or southerly elevations

Informative

1. Proactive Statement - Amendments

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

Case Officer: Rebecca Tier Date: 25 July 2014

Authorised by: Jo Morin Date: 25 July 2014