Expires 18/8/08

Development Control – Delegated Officer Report

Application Number: ADC/0331/08 **Recommendation – Permit Application**

Site: **24 Howard Road Sompting Lancing West Sussex**

Proposal: **Loft conversion (with raised ridge, side gable, front and rear dormers and single storey rear extension) (resubmission of ADC/0190/08)**

The Application

The application site is the eastern half of a pair of semi-detached bungalows located on the south side of Howard Road, Sompting. The property sits on a corner plot with Hillside Road to the east and the attached bungalow No.26 to the west. A small extension sits off the rear elevation whilst a large rear garden slopes away to a garage at the southern end. The surrounding properties on the south side of Howard Road are all fully hipped bungalows with few additions whilst those on the north side have a wide variety of gable and dormer extensions synonymous with this area of North Sompting.

This proposal seeks permission to extend the hipped roof into a full gable end in order to accommodate a loft conversion. The ridge height of the bungalow will be raised by 0.4 metres by continuing the front roof slope to the rear whilst a large rear dormer is to be added that will be 6.5 metres in width and 2.3 metres in depth sitting just below the new ridge line. A small front dormer 2.4 metres in width and 2.4 metres in depth is also proposed that will centrally above the main entrance. Additionally a large 3.5 metre by 7.5 metre flat roof extension is to be built off the rear elevation. As the front roof plane will remain as existing with the ridge line continued to the rear by 0.4 metres, the rear roof plane has moved to the rear by 1.3 metres in order to retain the equilibrium of the pitch. This has resulted in the rear extension being effectively 2.2 metres in depth.

This application follows on from the previous withdrawal (ADC/0190/08) of a similar scheme.

Consultations and Representations

Third Parties

Sompting Parish Council have raised objection on the grounds that this application is felt to be out of character with the neighbourhood and unneighbourly. It is not deemed to relate in scale or form to the existing properties, especially with the gable ends.

Contributors

No representations have been received.

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) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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. DC standard No.3 'Extensions and Alterations to Dwellings' states that roof extensions should respect the scale, character and appearance of existing dwellings. The acceptability of the lack of symmetry resulting from the enlargement of a hipped roof to a gable end would depend on the visual quality and character of the area. It also states that dormers should not be so large that they overdominate the dwelling, resulting in a top heavy box-like appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house.

Visual Amenity
The southern side of Howard Road is perhaps unique within this part of North Sompting for being relatively unaltered by the large box dormers and gable extensions that dominate the north side and surrounding streets. The principle of extending the roof is though difficult to resist given the plethora of approved gabled extensions with front and rear dormers opposite (eg No.69: S/58/97/TP, No.79: S/33/99/TP).
It appears that the principal reason why the bungalows on the south side have not been extended into the roof is due to their low ridge lines. This application demonstrates that it is necessary to raise the ridge height by 0.4 metres in order to provide an adequate internal headspace. The applicant has achieved this by extending the front roof slope upwards such that the rear pitch will extend 1.3 metres further to the rear than current in order to retain the equilibrium of the roof. Whilst this makes for a deeper roof than on the adjoining bungalow, the discrepancy will not be overtly noticeable from the

street, especially as there is already a 0.25m height difference between the two dwellings.

The front dormer is moderate in size (2.3 metres in width and depth) and will sit above the main entrance, clearly off the ridge line, front wall, and the hipped projection that sits on the front east side. The rear dormer will be 6.5 metres in width and will again sit just off the new ridge height and clearly off the rear wall. These elements of the scheme are moderate in comparison to other dormers nearby and comply with the above DC standard.

The rear extension appears large as it runs the width of the bungalow sitting on falling land to the rear. It will have a depth of 3.5 metres which accords with the above DC standard maximum requirement for rear extensions on attached dwellings. In any case, it will appear less deep as the new rear pitch will partially sit above reducing the flat roofed section to 2.2 metres in depth. The new roof will integrate into the rear extension such that both elements will appear original features.

Sompting Parish Council have objected to this scheme on the grounds that it is out of character with the neighbourhood and does not relate in scale of form to the surrounding properties. In isolation it is agreed that this scheme is somewhat large and unwieldy in comparison to the original form of the bungalow. However, in light of the many similar (and often more aggressive) roof extensions approved opposite during the course of the current local plan, the refusal of this scheme on these grounds would be inconsistent, unwarranted, and open to a strong appeal.

Residential Amenity

The main concern is with regard to the overlooking of the adjoining property. It is considered that the French doors featured in the rear dormer, although on the boundary side, will not afford an excessively unacceptable degree of overlooking. The balustrade though could open directly onto the roof of the rear extension to create a balcony unless conditioned otherwise.
The plans indicate that a high level window is proposed in the west facing wall of the rear extension. Although high level, if left clear glazed and openable it would present a potential for direct overlooking into the adjoining property that would be detrimental to the neighbour's amenity. The rear doors and windows offer no concerns.

Although this scheme is unusual in that it proposes the enlarging of a roof on a semi-detached bungalow, its various elements are sufficient to comply with local plan policy AH7 and its accompanying DC standard. This proposal will not conflict with the various other roof forms in the immediate area, many of which are more incongruous and obtrusive in nature.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Eii
3. C18C3 '../west...'
4. C18F

Case Officer:..... Date: 21/7/08

Planning Services Manager:..... Date: 23/7/08

Chairman of Development Control Committee: A.F. Mills Date: 24/07/08