Expiry Date - 17/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0216/10 **Recommendation – Permit Application**

Site: **40 Hillside Road Sompting Lancing West Sussex**

Proposal: **Rooms in roof with side gable and front and rear dormers**

The Application

The site is located within the built up area of Sompting. A semi detached bungalow within a street of similar properties. Many of the bungalows have been extended with loft conversions and there are examples of hip to gable extensions and front and rear dormers within the street scene.

An application was refused in June 2010, ADC/0143/10 for rooms in roof with side gable and front and rear dormers. The front dormer was considered to be unacceptable with all other aspects being acceptable. The application was refused for the following reason: -

> "The proposed front dormer is unacceptable in this it is excessively large and does not relate sympathetically to the existing building and it would be out of keeping with and detrimental to the character and appearance of the area. It would therefore conflict with the policies of the Adur District Local Plan (AG1, AH7)"

The current application seeks consent for the hip to gable extension and rear dormer as previously proposed however the front dormer has been reduced in scale. The width of the dormer has been reduced from 4.2 metres to 3.4 metres. The depth has been reduced slightly from 3.4 to 3.3 metres. The front and rear dormers have also been slightly lowered from the ridge. The rear dormer size and hip to gable extension remain unaltered from the previous refused application.

As previously submitted the loft conversion will accommodate two bedrooms and a bathroom.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (saved) (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' Including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'

PPS1 'Delivering Sustainable Development.' (ODPM 2004)

Planning Assessment

Policies

Policy AH7 of the Local Plan relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Supplementary Planning Guidance in DC Standard No. 3 'Extensions and Alterations to Dwellings' states that 'dormers should not be so large that they over dominate 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, A large amount of the original roof should still be clearly visible.

Residential Amenity

As with the previous application it is considered that the proposed alterations to the roof of the bungalow will not have any adverse impact on the residential amenities of the occupiers of the dwelling adjacent, opposite and to the rear of the site. There will be no greater over looking to the front onto the street than existing. There are many front dormers within the street and mutual over looking is not uncommon.

The properties in Hillside and Mountview Road to the east have long rear gardens. There will not be any significant loss of privacy as a result of the proposed rear dormer which would warrant a refusal in this case.

Visual Amenity

The main issue in this case is the impact of the proposed extensions and alterations on the visual amenity of the locality and street scene and also the impact on the character and appearance of the existing bungalow. The previous application was refused due to the front dormer only, the rear dormer and hip to gable extension are considered acceptable.

The front dormer as amended within this application is considered to be appropriate in scale and design with the existing bungalow. The dormer does not dominate the roof slope and is similar to other front dormers within the street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

3. The roof extensions hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing no. 01 – received 22nd June 2010.
Drawing no. 02 – received 22nd June 2010.
Drawing no. 11 Rev 02 – received 22nd June 2010.
Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 22/7/10

BB 22/7