Development Management – Delegated Officer Report

Application Number: AWDM/0185/17 Recommendation – APPROVE

Site: 22 Grafton Gardens, Sompting, Lancing

Proposal: Rooms in roof with side hip gable roof extension to north elevation and rear dormer to east elevation.

Date of site visit: 14.03.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a semi-detached bungalow within a street of both bungalows and houses. There are varying designs of properties with gable, hipped and mansard roofs.

Permission is sought for a hip to gable roof extension and rear flat roof dormer. As originally submitted the dormer was large in scale 7.2 metres wide, 2.6 metres high and 3.3 metres in depth. It was considered that a dormer of such scale could not be supported. Due to the positioning of the dwelling staggered with the adjacent building and spacing between bungalows the large dormer would have been visible within the street scene and was considered to be detrimental to visual amenities of the locality.

Amended plans have been received which show the dormer reduced in size, 6.4 metres wide, 2.9 metres in depth and 2.3 metres in height. This is considered to be a significant reduction, the dormer now being set in from the side wall by 1.2 metres.

Representations: None received.

Sompting Parish Council: - support of application

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Adur Submission Local Plan 2016 Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The hip to gable extension would be difficult to resist in this case due to the variation in roof form within the street, despite the uniform appearance of this pair of semi-detached bungalows and those directly adjacent. It is therefore supported in this case. The rear dormer is on the whole screened from the street being on the rear elevation. However as mentioned above the spacing between the dwellings and the staggered position will give rise to the dormer being visible within the street scene when viewed from the north. The amended plans show the dormer reduced in scale and moved in from the side wall. Although the dormer will remain visible it will not be as dominant and will appear more subservient and sympathetic to the existing bungalow and street scene. There are other examples of flat roof dormers visible within the street scene. A condition is attached to ensure that materials are used to match existing.

Residential Amenity

It is not considered that there will be any significant loss of light, privacy or overbearing impact as a result of the development. The windows serving the dormer both serve bedrooms and face toward the rear garden. The garden is long at approximately 40 metres. There would be no adverse impact.

Recommendation

APPROVE

1. standard time limit
2. materials to match
3. approved drawings

Informative

1. proactive with amended plans

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

Case Officer: Hannah Barker Date: 11th April 2017

Authorised by: Jo Morin Date: 12.04.2017