Development Management – Delegated Officer Report

Application Number: AWDM/1467/16 Recommendation – APPROVE

Site: 36 Sedbury Road, Sompting

Proposal: Rooms in roof with hip to side gable roof extension and front and rear dormers.

Date of site visit: 08.11.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the eastern side of Sedbury Road. This is a predominantly residential area comprising detached and semi-detached bungalows many of which have been extended with single storey rear extensions and dormer extensions to the front and rear. The ground level slopes steeply up from south to north with the bungalows stepped to accommodate the change in level.

Planning permission is sought for a front and rear flat roof dormer and hip to gable extension. The front dormer is 5 metres wide and 1.9 metres high and 2.9 metres in depth. The rear dormer is 6.6 metres wide 2.4 metres high and 3.7 metres in depth.

The loft conversion would provide three bedrooms and a bathroom at first floor.

Consultations:

Sompting Parish Council *s*upports the 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)

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policy 15 is considered relevant to the consideration of this application.

Planning Assessment

Visual amenity

Currently the bungalow has a hipped roof with no extensions to the roof. The proposals will increase the bulk and scale of the roof. The rear dormer is large however it is not considered to be out of keeping in the light of the surrounding area and other similar rear dormers existing within the street scene.

The front dormer is smaller than the rear although is still relatively dominant on the front roof slope. The hip to gable extension further increases the bulk yet this again is not a form of development which would be out of keeping here. Hip to gable extensions are common in this location.

The attached bungalow to the south has an existing hip to gable extension with front dormer permitted in 2000. It was requested by the case officer that the proposed front dormer at no. 36 should be reduced in scale to match the adjacent dormer. The applicant's agent advised that in the light of the context of the existing street scene that the scheme as submitted should be supported and that amendments would not be forthcoming. Although this reduction would be preferable it is considered, on balance, that the front dormer is acceptable. There are few matching dormers within this street with various sizes, designs and fenestration details.

It should be noted here that there was a recently refused application for the extension to a front dormer at no. 48 Sedbury Road AWDM/1359/16. This dormer was proposed to be 7 metres wide and to straddle a front gable projection. This dormer was significantly larger than the dormer proposed here which is 5 metres wide and centrally positioned. There will still be roof tiles surrounding the dormer and although a reduction would improve its bulk and scale it is not considered that the impact upon the street scene would be such to warrant a refusal in this case. It differs from the refused scheme and within the context of the existing street scene is acceptable.

Residential amenity

The proposed front and rear dormer will cause no harm to the adjacent neighbour's residential amenities. The front dormer over looks the highway and the rear dormer faces east where the property to the rear is in excess of 30 metres away due to the long rear gardens. There is a window proposed in the side gable. Although this is serving a landing area and overlooking is unlikely. It is considered necessary to condition this window to be obscurely glazed and non openable due to the close proximity of the bungalow to the north and the windows on the side at ground floor which have the potential to be overlooked.

Recommendation

Approval

1. Time limit
2. Materials to match

3. Approved plans
4. Window in side gable to be obscurely glazed and non openable.

Informative

Proactive Statement with discussion no amendments

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

Case Officer: Hannah Barker Date: 21st November 2016

Authorised by: Jo Morin Date: 22.11.2016