Development Management - Delegated Officer Report

Application Number: AWDM/1553/22 Recommendation – Approve

Site: 21 Berriedale Drive, Sompting, BN15 0LE

Proposal: Proposed loft conversion including hip to gable roof extension to side, 2no. front dormers and rear dormer

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Berriedale Drive is a winding road connecting to the A27, Upper Brighton Road to the north, and Cokeham Road to the south. No. 21 is situated on the west side of the road, and is a hipped roof, semi-detached bungalow, with an existing flat roof rear extension, plus a covered way directly behind the rear extension.

The street comprises predominantly semi-detached bungalows, many of which have been extended to the rear, and many have also had roof extensions by way of roof dormers, and hip to gable extensions. Most have had rear dormers, but many also have had front dormers, and there are plenty of example of 2no. front dormers to the bungalows e.g. no.'s 14, 16 and 20 very close to the application site, and several more along Berriedale Drive.

Proposal:

The application seeks permission for:-

- Hip to gable roof extension, the ridge height being the same as the existing ridge height;
- 2no. small, flat roof front dormers each measuring approx. 3.1m wide x 2.1m high (including roof) x 2.1m deep; and
- 1no. larger flat roof rear dormer measuring approx. 7.8m wide x 2.3m high (including roof) x 2.8m deep.

Relevant Planning History: None

Consultations: None

Representations: Sompting Parish Council: The Council is concerned that being a double dormer on the front, it considers the proposed development to be out of character and scale with the neighbouring properties.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Residential & Visual Amenity:

The street scene is characterised by semi-detached bungalows, many of which have had roof extensions, including hip to gable, rear and front dormers. Thereby, it is not considered that the proposal will be out of character with the street scene. Indeed, there are 3no. properties virtually opposite the application site which each have 2no. front dormers, and there are other properties within Berriedale Drive that have 2no. front dormers too.

Large rear dormers are also a common feature within the street e.g. no.'s 25 & 27 Berriedale Drive.

It is not considered that the roof dormers would unacceptably impact on the neighbouring properties to the side or opposite the application site.

Recommendation:

APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

Is recommendation contrary to any representations? **Y**

Case Officer: Eve Hearsey Date: 08.11.2022

Authorised by: Peter Barnett Date: 8 November 2022