Development Management – Delegated Officer Report

Application Number: AWDM/0387/17 Recommendation – APPROVE

Site: 37 Cokeham Road, Sompting, Lancing

Proposal: Front dormer to north elevation

Date of site visit: 9.05.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached bungalow within a street of similar chalet style buildings. There is a two storey block of purpose built flats adjacent to the site to the east.

The bungalow already has roof lights to the front with a loft conversion. The submitted plans show a proposed flat roof rear dormer to be built under permitted development. The original plans showed a pitched roof front dormer to serve a shower room. Only the front dormer is for consideration here.

Advice was given that the front dormer was not positioned proportionately to the existing roof slope and was too close to the front gable. The pitched roof and narrow window opening also contributed to its awkward appearance.

Amendments were discussed and amended plans agreed to show a flat roof dormer positioned away from the existing front gable.

Representations: None received.

Sompting Parish Council: - Support application

Relevant Planning Policies

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

Planning Assessment

There is no objection in principle to the proposed front dormer 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 proposed front dormer as amended is considered to be acceptable on balance. It is not too high in the roof slope; not overly large or wide. The distance between the front gable and the dormer has been increased from that originally submitted to give some spacing. There are other examples of front dormers within the vicinity of the site most of which are modest in scale, well-proportioned and positioned. The window opening is small, relative to the width of the dormer and a wider window would be visually preferable here yet as this serves a shower room such a large opening to the front would not be appropriate. On balance this is acceptable in the light of this bungalow being positioned at the end of the street adjacent to a block of flats with a differing building design and form.

Residential Amenity

The front dormer will not give rise to any greater overlooking than already exists to the front of the bungalow. The flat roof dormer is not of a scale to result in any overbearing impact or loss of light to any adjacent dwellings.

Recommendation

APPROVE

1. standard time limit
2. Materials to match
3. approved plans

Informative

1. proactive – amended plans.

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

Case Officer: Hannah Barker Date: 19th June 2017

Authorised by: Jo Morin Date: 19.06.2017