# Development Management – Delegated Officer Report

**Application Number: AWDM/1024/24 Recommendation: APPROVE**

**Site: 16 Greentrees Crescent, Sompting, West Sussex**

**Proposal: Conversion of roof space with hip to gable rear dormer and front rooflights. Single storey side extension.**

**Date of Site Visit: 7th October 2024**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings:**

The application site is a semi detached, hipped roof bungalow within a street of similar properties. Consent is sought to convert the loft with a hip to gable extension, front roof lights and rear flat roof dormer. A side, flat roof extension is proposed which is set back with a store to the front with garage door and kitchen extension to the rear.

**Consultations:**

**Adur and Worthing Councils:**

**Environmental Health: -** No comments

**Representations: -** 1 representation received from the owner/occupier of no. 37 Garden Close making the following comments: - I am happy for the planning application to be accepted as long as the rear dormer has frosted glass so that our garden and house will not be overlooked. With clear glass on the dormer we would lose privacy.

**Sompting Parish Council: -** No objection

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

**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.

**Visual amenity**

The changes to the roof, the side extension and front roof lights will be clearly visible within the street scene. The rear dormer will be visible from neighbouring properties and in glimpses on approaching the site. There are other examples of hip to gable extensions and flat roof dormers visible within the street. The side extension is set back from the front of the bungalow and will be subservient. Materials to be used will match existing with the dormer and side gable tile hung to match and the side extension rendered. The proposals will be in keeping in character, design and scale with the bungalow and surrounding built environment.

**Residential amenity**

The proposed developments will be visible from properties surrounding the site. The hip to gable and rear dormer will increase the scale and bulk of the building. However this will not result in any loss of light or overbearing impact. A representation has been received regarding overlooking to the rear from the dormer. This is not a direct view and is at a distance greater than 22 metres. It should also be noted that a dormer could be added here under permitted development with the same impact as that proposed here. A refusal could not be warranted in this case and no justification for the glazing to be obscured. However, it should be noted that the smaller of the two windows does serve an ensuite and therefore will be obscured with the bedroom window clearly glazed.

The side extension is adjacent to the boundary with the semi detached bungalow to the south. There is a garage to the side which is attached to a wrap around extension. The proposed addition will be adjacent to a hedge which will screen the development and it will not project any further than the adjacent extension. There will be no significant loss of light, privacy or overbearing impact as a result of the proposed extension.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing - tiles to match and render to extension.
4. No windows on the south elevation of the extension.

**Is recommendation contrary to letter(s) of representation Y**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 7th October 2024

Authorised by: Peter Barnett Date: 7 October 2024