Development Control – Delegated Officer Report

Application Number: AWDM/0717/15 Recommendation – APPROVE

Site: 11 Hillside Road, Sompting

Proposal: Addition of higher roof and front and rear dormers to accommodate rooms in roof.

Date of site visit: 23.06.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the western side of Hillside 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 to raise the height of the roof by 0.7 metres and alter the existing hipped roof to a pitched roof with dormer extensions to the front eastern roof slope and western rear roof slope. The overall height of the existing dwelling would be increase from 5.9 metres to 6.6 metres in height. The rear dormer would comprise a large flat roofed extension measuring 6.7 metres in width, 3.1 metres in depth and 2.6 metres in height. The front dormer would comprise a smaller box dormer which would measure 3.3 metres in width, 2.3 metres in depth and 2.1 metres in height. The roof extensions would incorporate plain concrete roof tiles to match the existing dwelling house.

Relevant Planning History: None relevant

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)

Planning Assessment

Visual amenity

The bungalow properties within the road are staggered in height in line with the road which slopes from north to south. The application property is therefore situated on higher land than the southerly neighbouring property and the northerly neighbouring property is higher than the application property. The proposal would involve raising the ridge height of the existing bungalow by 0.7 metres which would create visual unbalance between the height of the application property and the southerly neighbouring bungalow. The proposed large flat roofed dormer would extend almost the width of the new roof and a smaller flat roofed front dormer would be positioned to the northern side of the front roof slope. Whilst these roof extensions are not considered to be particularly sympathetic in terms of their appearance with the existing hipped roofed form of the existing bungalow, it is noted that many bungalows within the road have extended into the roof space with large dormers and increased the height of their roofs. In the context of the neighbouring roof extensions which have been permitted by the Council in Hillside Road and the nearby residential roads such as Herbert Road and Alandale Road, it is considered that the proposed roof extensions and alterations to the bungalow would not appear visually prominent or out of keeping with the visual amenities of the area.

Officers have however sought to improve the visual appearance of the proposed roof extensions by suggesting that barn hips are added to the southern and northern ends of the proposed roof and the width of the front dormer is reduced so that it aligns with the ground floor existing window. The Agent has discussed this with his client, however the suggested amendments would involve additional steelwork (cranked beams) and the narrower front dormer which would sit on the structural walls below would require additional steelwork to support the sides of the dormer. As these changes would have significant cost implications the Applicant does not wish to pursue the suggested changes.

On balance and as the proposed extensions would not appear unduly dominant or incongruous within the street scene in the context of surrounding residential development, it is considered that the proposed extensions would not result in sufficient harm to the visual amenities of the locality as to warrant refusal of permission.

Residential amenity

The neighbouring occupiers most affected by the proposed roof extensions are located to the north, south and west of the application property.

The proposed roof extensions would create additional scale and bulk in comparison to the existing hipped roof. However, as the extensions would not project beyond the northern and southern side walls of the original bungalow and the ridge height would be increased by 0.7 metres, it is considered that the proposed gable ends and side profiles of the dormer extensions would not cause any harmful loss of light to the occupiers to the north and south of the application site. There would be no first floor windows in the southern walls of

the extensions and the first floor window on the northern elevation would be high level and serve a hallway. It is therefore considered that the proposed extensions would cause no harmful loss of privacy to the occupiers in the northerly and southerly neighbouring bungalow properties.

To the west, the proposed bedroom windows within the rear dormer extension would be distanced to the westerly neighbour's garden by a distance in excess of 21 metres and it is also noted that some screening would be provided by a tall tree within the westerly neighbour's rear garden. The proposed rear dormer extension would therefore cause no loss of privacy to the amenity of the westerly neighbouring occupier(s).

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Approved Plans
3. Matching roof tiles
4. Obscure-glaze window in north side gable
5. No additional side windows without permission (south or north sides)

Informative

Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 13th July 2015

Authorised by: Jo Morin Date: 14.07.2015