Development Management - Delegated Officer Report

Application Number: AWDM/0045/21 Recommendation – APPROVE

Site: 47 Upper Brighton Road, Sompting, BN15 0JQ

Proposal: Proposed roof conversion with hip to gable roof extension to side, front and rear dormers and new front gable.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached, rendered bungalow, positioned on the south side of Upper Brighton Road, Sompting. Its neighbouring properties have undertaken extensions to the rear and or the roof. Indeed, the neighbouring pair, no.'s 49 and 51, have themselves undertaken hip to gable roof extensions together with front and rear dormers; the adjoining property no. 45 has a rear dormer and a dormer within the hip section of the roof.

Directly to the front of the property is the trunk road, A27.

Proposal:

The application seeks permission to extend the roof by way of a hip to gable together with front and rear dormers; the application also includes the change from the existing ground floor hipped front section to a gable end.

- The front dormer will measure some 3.6m wide x 1.5m high x 2.5m deep;
- The gable roof over the existing hipped roof forward section will be some 3.6m wide x 1.5m high x 1.9m deep;
- The rear dormer will measure some 6.6m wide x 2.6m high x 3.4m deep; and
- The ridge of the hip to gable addition will be the same height as the existing ridge of the roof.

Representations:

Sompting Parish Council
No objection

Consultations:
None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15,
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential amenity

The proposed hip to gable roof extensions, together with the dormers will be in accordance with other properties within the street scene and locality and its neighbour.

It is not considered that it would result in any overbearing; overlooking or overshadowing onto its neighbouring residential properties.

Recommendation

APPROVE

Subject to Conditions:-

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

Informative:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.03.2021

Authorised by: Peter Barnett Date: 4 March 2021