# Development Management – Delegated Officer Report

**Application Number: AWDM/0087/24 Recommendation: APPROVE**

**Site: 11 Alandale Road, Sompting, West Sussex**

**Proposal: Front dormer, single storey rear extension.**

**Date of Site Visit: 27th February 2024**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a semi detached chalet bungalow on the west side of Alandate Road, north Sompting. Ground level increases from south to north and the bungalow is higher than the attached dwelling. It has a large rear flat roof dormer.

Consent was originally sought for a flat roof front dormer and rear single storey extension with balcony. Officers considered that the rear balcony was out of keeping and this has been removed from the plans. The rear extension has also been reduced in depth adjacent to the attached dwelling to 3.5 metres in depth to comply with Development Management Standards.

**Representations: -** None received

**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 front dormer is large and prominent within the street scene. However in the light of the existing development within the street it is not possible to resist such development in this case. The street and locality is characterised by large flat roof dormers on both the front and rear of bungalows. The dormer will be tile hung to match existing.

The flat roof extension is to the rear of the bungalow and is similar to other developments within the surrounding built environment. Stepped in, it is reduced in depth on the south side and extends to 5 metres on the north side. Materials to be used will match existing.

**Residential amenity**

The dormer is visible from neighbouring properties however it will have no adverse impact in terms of overlooking, loss of light or overbearing impact. The rear extension as amended will be limited to a depth that will not be harmful in this case. There is a side window on the corner of the stepped in section however this is set in from the boundary and will not result in a loss of privacy which would warrant a refusal in this case. There is spacing between the extension and the side of the neighbouring property to the north. The proposal as amended can be supported.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 25th April 2024

Authorised by: Peter Barnett Date: 25 April 2024