Development Management - Delegated Officer Report

Application Number: AWDM/1338/12 **Recommendation - Approve**

Site: **8 Hillside Road, Sompting, Lancing, West Sussex, BN15 0JY**

Proposal: **Loft conversion to include raised ridge, hip to gable extension, front and rear dormers**

Date of site visit: 7 November 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached hip-roofed bungalow on the east side of Hillside Road. The ground level rises from south to north and the ridge height of the dwelling is stepped down below its detached neighbour to the north. The attached neighbour to the south has recently been granted permission for the ridge to be raised and for front and rear dormers, similar to the current proposal (AWDM/0888/12). The bungalow has a small hip-roofed front projection.

The current application is proposing to construct a hip-to-gable roof extension plus front and rear dormers measuring 3m wide, 1.5m high and 2.5m deep at the front and 5.9m wide, 1.9m high and 3.5m deep at the rear. The overall ridge height of the bungalow is to be raised by 0.9m, but will remain below the adjacent ridge by approximately 0.35m.

Relevant site history

None

Consultations

Sompting Parish Council: Support

Representations

1 letter of objection received from the occupier of 4 Mountview Road (at the rear of the site) on the grounds of overlooking

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’

South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwelling and its surroundings.

Visual amenity

The proposal will restore the balance and symmetry of this semi-detached pair while the front dormer is relatively modest in size and leaves sufficient roofspace visible so as not to appear unduly dominant. The raising of the ridge height will reinstate the step between the property and its attached neighbour which was reduced following the grant of permission at No.6. The rear dormer is large and leaves less roofspace around it than was approved at No.6. However, being at the rear, it will not be widely visible in the street scene, particularly as it is sufficiently distant from the edge of the roof (more than 1m away at both ends).

Residential amenity

The proposed rear dormer will not result in overlooking due to the distance between the site and its neighbours at the rear (over 50m). The front dormer and roof alterations will not cause harm to the neighbours in Hillside Road.

The main concern is the impact on the detached bungalow to the north (No.10) which has a kitchen window in its southern side elevation which faces directly towards the side of No.8. This currently receives light due to the hip of the roof and its raised position on the side wall due to the rising ground level. The properties are separated by a shared driveway of approximately 2.5m width. Light to the kitchen is also available from a rear door. The removal of the hip, the increase in ridge height and the addition of the dormers will increase the bulk of roof and will have some impact on the light available to the side of No.10.

The applicant was asked to reduce the extent of the ridge height increase (proposed to be 350mm) but a 100mm reduction only was considered by the architect to be possible (which would result in an internal floor-to-ceiling height of 2.1m). Such a relatively small reduction is unlikely to make a significant difference so it falls to consider whether the increase in ridge height is in itself likely to cause a material increase in light loss over and above the hip-to-gable extension (which would be permitted development) and the front and rear dormers. On balance it is considered that, while there would be some impact on the kitchen window at No.10, the harm arising from the development would not be sufficiently serious to warrant a refusal of the application.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans

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

Case Officer: Peter Barnett Date: 23 November 2012

Authorised by: Gary Peck Date: 29 November 2012