Development Management - Delegated Officer Report

Application Number: AWDM/0513/19 Recommendation – APPROVE

Site: 31 Mountview Road, Sompting, Lancing

Proposal: Hip to gable roof extension including raising of ridge by 400mm and construction of rear dormer and front roof lights.

Date of site visit: 29.04.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties in north Sompting. The ground level increases from south to north and therefore the ridge height of the bungalow is higher than the attached property. This is common within the street scene. There is variation between bungalows within the street due to extensive development which has occurred within this locality and surrounding streets. Many bungalows have been altered with front and rear large flat roof dormers, increased ridge heights and flat roof additions.

Consent is sought to raise the ridge of the existing bungalow by 0.4 metres with a hip to gable extension with flat roof rear dormer and front roof lights.

Representations

1 Email representation from the owner/occupier of No. 29 Sedbury Road

- I do not object to the work but would like to know that the trees and bushes at the end of their garden will not be affected as these will provide the privacy and seclusion once the work is complete. If these were removed overlooking would occur.

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 (February 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 dwelling and its surroundings.

Visual amenity

The original character of the built environment here has been eroded over time with large flat roof dormers giving rise to the prevailing character here. Many existing hipped bungalows have been extended with hip to gable extensions both under permitted development and with consent incorporating other development.

In this case the dormer is to the rear with roof lights only to the front. The rear dormer will not be out of keeping with other dormers at neighbouring properties. The increased ridge height will be visible within the street scene. There is already some ridge variation between the application site and the attached bungalow and the additional 0.4 metres will be significant here and will represent a visual change and a difference in ridge heights of 0.9m. Yet, in this location, the change would not be such to warrant a refusal in this case as other similar developments have occurred. The raising of the ridge also allows for the rear dormer to not exceed the original ridge height and appear more centrally positioned. This has been the case with many other bungalows where it is common to see dormers exceeding the ridge. This would be an improvement to such development. The development can therefore be supported.

Residential amenity

The rear dormer and rooflights will not give rise to any overlooking that would warrant a refusal in this case. A rear dormer could be added without consent and would overlook to the rear of the site, there is also in excess of 40 metres between the dormer and the dwelling to the rear.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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 May 2019

Authorised by: Peter Barnett Date: 7 May 2019