Development Management - Delegated Officer Report

Application Number: AWDM/0641/16 Recommendation – Approve

Site: 37 Highview, Sompting

Proposal: Retrospective application for two rear dormers, barn end to gable roof extension and front rooflights.

Date of site visit: 20/06/16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site consists of a two storey detached, formerly barn hipped-roofed house on a development of similar dwellings and on a prominent corner plot on a hill in the suburban area of Sompting.

Although the application has been described as retrospective it is not. The current proposal is for two small "cottage style" dormers to the rear together with a "hip to gable" roof extension and front rooflights to replace the current, unauthorised, dormer that is currently in situ on the roof. Full details are shown on the submitted drawings.

Relevant site history

Planning permission was refused under AWDM/1418/14 on 09.12.2014 for rooms in roof with 3 pitched-roof dormers, sunpipe, front rooflights and south side window at 1 Highview nearby, on grounds the rear dormers would not relate sympathetically to the scale or appearance of the existing dwelling, and would constitute a visually dominant and intrusive form of development.

Planning permission was also refused (retrospectively) for the current dormer (AWDM/1673/14 refers on) Enforcement proceedings regarding the unauthorised dormer are well advanced. An enforcement notice has been served requiring its removal, the compliance period specified on the notice has expired.

Permitted development rights for roof extensions were removed by condition when planning permission was granted for the development of Highview in 1987 (S/47/87/TP refers). This was in the interests of visual and residential amenity.

Consultations (summarised)
Sompting Parish Council

Supports the application

Representations (summarised)

One letter has been received from a resident of Highview. They comment that: -

- The creation of the gable end is positive.
- There are a number of other dormers in the locality, most of them bigger than those currently proposed.
- The design of the new dormers is good
- The new dormers do not make efficient use of the roof space
- The new dormers should not be obscure glazed.
- They have no objection to the application being approved.

Relevant Planning Policies

National Planning Policy Framework
Adur Saved Local Plan polices: AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Residential amenity

The properties at nos.6 and 7 Hillbarn Avenue to the south are set lower in topography relative to the application site dwelling with the fall in land level towards the south.

The dormers would introduce new windows but privacy would not be adversely affected as the windows in the dormers are shown as being obscure glazed.

In all, the proposal would not harm neighbour amenity by way of adverse overbearing/overshadowing and/or material loss of privacy/overlooking due to the significant decrease in size and would represent a significant improvement to the "box" dormer currently in situ.

Visual amenity

The dormers would be much smaller and less visible from public vantage points than the current dormer. They will be of sufficient scale in relation to the roof slope (as extended) so as not to be obtrusive. The dormers are of modest size which will ensure that a large proportion of the original roofslope will remain visible.

The development would not be obtrusive in the street scene. The proposal will have an acceptable visual impact.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit
2. Approved Plan
3. Exterior materials to match
4. Dormer windows to be obscured and fixed shut (to 1.7m above ffl) in perpetuity.

Informative:

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.

Is recommendation contrary to letter(s) of representation? N (although condition re: obscure glazing is)

Case Officer: Claire Pink Date: 20/06/16

Authorised by: Gary Peck Date: 22 June 2016