Development Control – Delegated Officer Report

Application Number: AWDM/1231/13 Recommendation – APPROVE

Site: 16 Howard Road Sompting Lancing West Sussex

Proposal: Front dormer and conservatory to rear

Date of site visit: 10th January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a semi detached bungalow on the south side of Howard Road. The area is predominantly residential, comprising pairs of semi detached bungalows that are stepped as the street slopes from east down to west, resulting in stepped roof heights. Several other bungalows have been extended into the roofspace with hip to gable extensions and front and rear dormer windows.

There is an existing flat roof dormer at the rear, a porch and a small extension and garage to the rear.

Permission is sought for a front flat roof dormer, sitting below the existing ridge height and in line with the ground floor window below. A rear single storey extension is also proposed (to replace existing), 3 m deep, 5.5m wide, 4m high. Materials to match existing.

A rear hip to gable roof extension and large rear dormer is also proposed, and identified on the plans as to be carried out as 'permitted development'.

Relevant site history

Garage approved 1966; new opening between rooms and room in roof approved 1977; storeroom in roof place rejected (relaxation applied) 1974; front porch approved 1977.

Pre-application feedback from officers on original proposal (2nd September 2013) advised that front dormer should be reduced in bulk and height and rear dormer to be revised to PD.

No.54 Howard Road: AWDM/1337/13 Room in the roof with front and rear dormers, raise roof and form new gable end – permitted 22nd October 2013.

Consultations: Sompting Parish Council support the application.

Representations: None received.

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' National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity

Although the proposed front dormer extension is relatively large, given the relationship with neighbouring bungalows there would be no significant impact on residential amenity in terms of loss of light, outlook or privacy. The proposed conservatory would be no nearer to no. 18 (the adjoining bungalow) than the existing and at 3m deep, is within the recommended acceptable limit for single storey extensions, as defined in the SPG (3.5m).

Visual amenity

The front dormer, although box-like, is similar in size and position to others in the street.

The design of the conservatory is acceptable on the context of a dwelling which has already been significantly altered in a not entirely sympathetic matter.

There are many other examples of unsympathetic roof additions in the streetscene and wider area and the proposed dormer would not be significantly harmful to the character of the area and so a refusal on design grounds could not be justified. Therefore on balance, the proposals are considered acceptable.

Recommendation

Approve for the reason:-

On balance the proposed development is considered acceptable and can take place without resulting in significant harm to the visual amenities of the locality or unacceptable detriment to the amenities of neighbouring properties. It consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   06060813/0004 Site and Block plans received 20th November 2013

   060813/101 Proposed floor plans received 29th November 2013
   060813/102c Proposed elevations received 29th Nov
   060813/002 Existing elevations received 29th Nov
   060813/001 Existing elevations received 29th Nov

3. No openings in west elevation of conservatory

Informatives:

- 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.

- Works to be carried out as separate building operation

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

Case Officer: Jo Sanderson Date: 22nd January 2014

Authorised by: Jo Morin Date: 23 Jan 2014