Expiry Date – 21/9

Development Control – Delegated Officer Report

Application Number: AWDM/1157/20 Recommendation – Grant

Site: 30 Cokeham Road, Sompting

Proposal: **Proposed front dormer**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit:

Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the north side of Cokeham Road. The roof has been gabled and a single front dormer added though works are not complete. The property has a large flat roofed rear extension too.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought add a second front dormer and 2 rooflights.

This application follows unimplemented permissions for a single front dormer adjoining the party wall and a separate centred front dormer as an alternative.

Relevant Planning History

AWDM/0930/20 - Non-Material Amendment to approved AWDM/0539/20 to reposition front dormer and for additional front rooflight. Granted 21.7.20

AWDM/0539/20 - Hip to gable roof extension, front dormer, two front rooflights and rear dormer. Granted 11.6.20

AWDM/1460/16 – single storey garden annex. Granted 17.11.16

AWDM/0582/15 - Householder application for permitted development for prior approval for single storey rear extension measuring 5.5m from rear wall of the original dwelling, maximum height 3.5m and maximum height of eaves 2.3m. Prior Approval not required. 4.6.15

AWDM/0574/15 - Application for Certificate of Lawfulness for proposed side gable and rear dormer and installation of rooflight windows to front roofslope. Issued 24.6.15

AWDM/0553/15 – Front dormer. Granted 25.6.15

Consultations

Sompting Parish Council: No objection

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

Planning permission has previously been granted for a dormer on the left hand party wall side of this front elevation, and work has commenced.

The applicant would like to add a second front dormer. The two dormers proposed now are smaller than those superseded in a previous application in favour of a single wider centred dormer (AWDM/0539/20). They are considered to be acceptable.

This additional front dormer will not harm neighbour amenity. The raised gable and rear dormer are permitted development by themselves.

Character

There are front roof extensions elsewhere in the street. The proposal will not be harmful to local character.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*

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 any representations? No.

Case Officer signed: MOK Date: 3.9.2020

Authorised and signed by: Peter Barnett Date: 3 September 2020