Expires 20/11/07.

Development Control – Delegated Officer Report

Application Number: ADC/0580/07 **Recommendation – Permit Application**

Site: **139 Western Road Sompting Lancing West Sussex**

Proposal: **Rooms in roof (with rear dormer) and rear porch**

The Application

The application site is a semi-detached bungalow located on the west side of Western Road, Sompting. The property has previously been extended under S/64/02/TP with a large single storey rear extension and a rear north side detached garage. It is bounded to the north by a similar semi-detached pair, to the south by the adjoining bungalow, itself with a rear extension and garage, and to the rear by Florlandia Close.
This proposal seeks permission to add a large dormer into the rear roof plane 3 metres in depth, 2.4 metres in height and 6.6 metres in width. This dormer is to house an additional bedroom and en-suite bathroom. To the rear, a simple lean-to porch with an area of 3.5 square metres is to be added off the kitchen extension.

Consultations and Representations

Third Parties

Sompting Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

The Council's Development Control Standard No.3 states that dormers 'should not be so large that they over-dominate the dwelling' and should allow a large amount of the original roof to be visible. Roof extensions should respect the scale, character, symmetry and appearance of the existing dwelling, particularly on semi-detached properties.

Visual Amenity

The plans as submitted showed a dormer 6.6 metres wide and 3 metres deep that sat 0.6 metres off the ridge, 0.3 metres off the flanks, and 0.3 metres off the rear wall. The above DC Standard states that dormer windows should not overdominate the roof space and allow a large amount of original roof to be visible. It was not considered that the dimensions of the proposal would meet this Standard satisfactorily.

Amended plans were thus sought and received that reduced the dormer in width and depth so that it now sits 0.9 metres off the flank wall, 0.6 metres off the roof partition, and 0.7 metres off the rear wall. It now sits comfortably and proportionally within the rear roof space and complies with the above Standard.

The rear lean-to porch addition will be out of site of the street and neighbouring bungalows and is a minor addition off the rear elevation with a volume of 9 cubic metres. It will afford no privacy concerns.

Residential Amenity

It is noted that no other bungalows within the immediate area feature dormer windows (with the exception of No.129, built under PD). Therefore there is very little overlooking of neighbouring gardens. The addition of a dormer window here with a bedroom window close to the boundary with the adjoining bungalow will undoubtedly cause an increase in overlooking. It is not considered however to be excessive or greater than could be expected from such a development. Indeed neither neighbour has raised an objection.

To the rear tall boundary hedging and descending embankment separates the site from Forlandia Close behind.

The proposal thus satisfactorily meets the requirements of policy AH7 of the Local Plan.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C14Ai: '...received on 07 November 2007...'
3. C12Ei

Case Officer:.....

Date: 8/11/07.