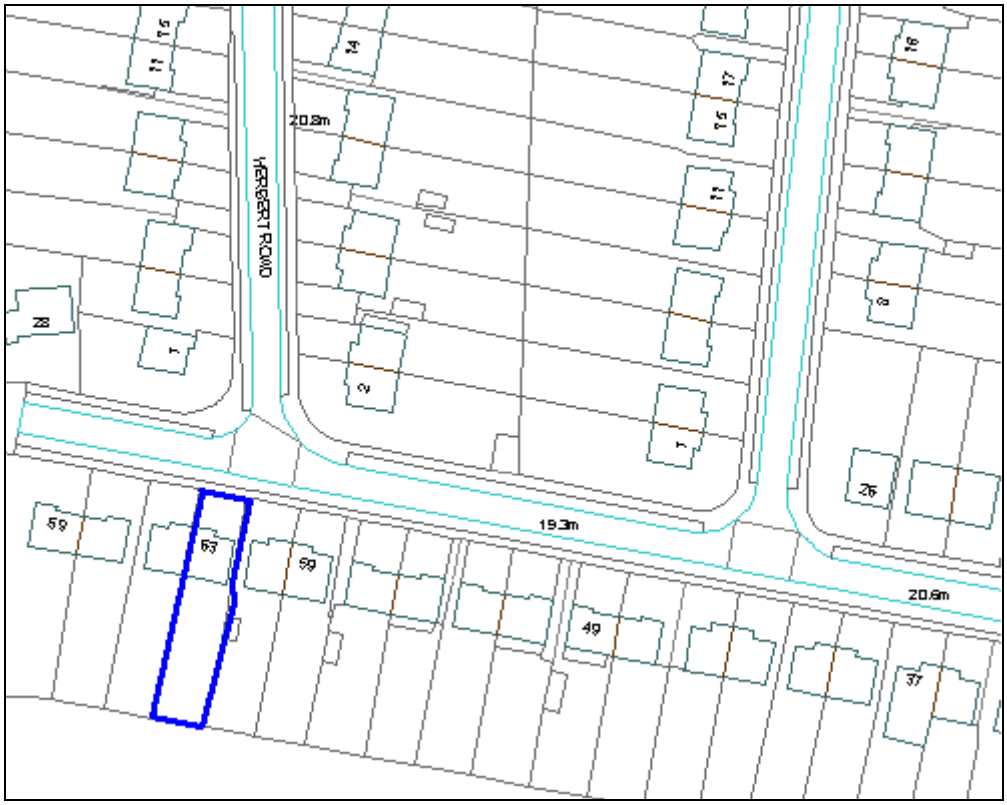
Application Number: AWDM/0966/12 Recommendation – Refuse

Site: 63 Valley Road, Sompting, Lancing, BN15 0JP

Proposal: Enlarged side dormer

Applicant: Mr & Mrs Hartley Ward: Cokeham
Case Officer: Hannah Barker



Not to Scale

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Proposal, Site and Surroundings

The application property is a semi-detached bungalow with existing front, side and rear flat roof dormers. There is also a single storey rear extension and side porch extension. There are no planning records for the existing extensions at the site.

Permission is sought to enlarge the existing side dormer, which as existing allows head room for the stairs and landing, to provide a shower room at first-floor. The existing dormer is 3.2 metres wide, with a maximum height of 1.4 metres and depth of 0.9 metres. It will be increased to a depth of 2.8 metres and height of 2 metres with a larger window to be obscurely-glazed.

The applicant has submitted supporting information with their submission which states the following:-

"*The application for the roof extension has been submitted following fire damage to the roof including the existing flat roof side dormer. The dormer is proposed to be enlarged from its current size in order to house a shower room for my terminally ill husband who is suffering from Metatastic Prostrate Cancer. The shower room will improve his quality of life as he finds it difficult to access the existing bathroom.*"

The applicant also refers to other similar developments within the locality.

Third Parties: Tim Loughton MP has emailed in support of the application.

Sompting Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No.3 'Extension and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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 and they should accord with the Council's development control standards.

The Council's relevant Development Control Standard No.3 states that dormers should not be so large that they over dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level and should not project as far as the walls of the dwelling.

The National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Visual Amenity

The existing works comprising of front, rear and side dormer extensions are incongruous, overly large and do not relate in scale or design with the original bungalow. As there are no planning records for this development it is not clear how long ago this was constructed and is likely to have either not required

planning permission or been built within a different policy framework as with many of the large roof extensions within this locality.

Due to the elevated ground level of the bungalow the side elevation is prominent within the street scene when viewed from the east. The front elevation is also prominent when viewed from Herbert Road to the north. The attached bungalow has also been developed at first floor with a front dormer and hip to gable roof extension.

However it is apparent in views to the east along Valley Road that, on the whole, roofs of bungalows in this road have not been significantly altered and there are no other examples of roofs that have been overdeveloped to such a scale as currently exists at application site. Although there are other examples of such development within the wider locality of this part of Sompting, it is not considered this should justify further development which would be overly large and unsympathetic to the character and appearance of the street scene.

An appeal decision in March 2009 in Bramber Close Lancing dismissed a proposal for an enlarged front dormer (APP/Y3805/A/08/2091881 refers). The Inspector made reference to there being few similar developments within the near vicinity of the site although there was widespread use of flat roofed dormers throughout the wider area and several of a similar size or larger than the appeal proposal. The Inspector acknowledged such features as forming part of the established character of the locality, but considered some to be more aesthetically acceptable than others.

As with the appeal case cited above it is considered that this proposal will not only harm the appearance of the existing bungalow, but also the street scene.

Residential Amenity

The side dormer window as existing serves a landing facing eastwards towards the side roof slope of No. 61 Valley Road. The dormer will be enlarged with a larger window which will be fitted with obscured glazing to serve a shower room. It is not considered that there will be any loss of privacy or overbearing impact to the adjacent bungalow as a result of the proposed dormer extension.

Other Material Considerations

The submitted drawings show two bedrooms plus a bathroom on the ground-floor of this bungalow plus two bedrooms on the first-floor. The applicant has advised the Local Authority of the need for the proposed dormer extension, to provide a shower room on the first floor, as stated above. The personal circumstances of the applicant are capable of being a material consideration in the determination of planning applications. It is however considered, on balance, that this requirement does not outweigh the harm and impact that the enlarged dormer will have upon the character and appearance of the existing bungalow and street scene.

Recommendation

REFUSE *for reason that:-*

1. The proposed enlarged dormer is unacceptable in that it is excessively large and does not relate sympathetically to the existing building and it would be out of keeping with and detrimental to the character and appearance of the street scene and make it difficult, if permitted, for the Local Planning authority to prevent similar additions to other dwellings, the cumulative effect of which would detract seriously from the area. The proposal therefore conflicts with saved policies of the Adur District Local Plan (AG1 and AH7).

Background Papers

Letter of Support from Tim Laughton MP

15th October 2012