Development Management - Delegated Officer Report

Application Number: AWDM/0940/12 **Recommendation – Approve**

Site: **82 Busticle Lane, Sompting, Lancing, West Sussex BN15 0DL**

Proposal: **Roof extension to form a gable end and enlarged front and rear dormers**

Date of site visit: 4 September 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi detached hip-roofed bungalow located at the north end of Busticle Lane adjacent to the Hillbarn Garage. It currently has a single storey flat-roofed rear extension and front and rear dormers. The application is proposing to extend the roof to form a gable end with enlarged front and rear dormers.

The front dormer will be increased in width by 0.6m to measure 3.8m wide. The rear dormer will be increased in width by 2.7m to measure 6.6m wide.

Relevant site history

None relevant

Consultations

Sompting Parish Council: Not received

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The roof extensions will not harm the character or appearance of the property or its surroundings. The other half of the semi-detached pair has already been extended at the front/side and affects the symmetry to some degree. The proposed gable will not therefore have a significant visual impact, particularly as the property is at the end of the street, adjacent to a commercial garage. The front dormer is a modest size and complies with the advice in the DC Standard. The rear dormer will be more dominant in its size but it will be at the rear and will not be visible from the street. Its size has been reduced from the original submission to bring it away from the edge while a window has been added to improve the proportion and balance of glazing. While a large addition it is considered, on balance, that it will not cause sufficient harm to warrant a refusal of the application.

Residential amenity

The increased size of the rear dormer results in an additional window but this will serve a dressing room only and is not considered to be likely to cause any significant increase in overlooking. The distance to dwellings at the rear is in excess of 22m. There is no impact on the garage building to the north.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans

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

Case Officer: Peter Barnett Date: 2 October 2012

Authorised by: Gary Peck Date: 4 October 2012