Development Management - Delegated Officer Report

Application Number: AWDM/1664/21 Recommendation – APPROVE

Site: 9 Ambleside Road, Sompting, Lancing, BN15 9SE

Proposal: Proposed loft conversion, including front and rear dormers and a single storey rear extension.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property lies on the west side of Ambleside Road, in Sompting and is a semi-detached bungalow with a render finish and brick plinth and quoins, and they have a vehicular access to the site with a drive on the side of their front amenity area.

The street scene comprises predominantly semi-detached bungalows, but there are also some two storey dwellings. Many of the bungalows have rear extensions and or dormers, for example the neighbouring properties at no.'s 11 through to no. 31 have front dormers of various sizes, and others too have dormers etc.

The property is not a Listed Building or in a Conservation Area.

Proposal:

The proposal seeks permission to provide:-

- Rear single storey flat roof extension shown to measure 6.18m wide x 3m deep x 2.9m high;
- Rear flat roof dormer to measure some 5.8m wide x 3.5m deep x 2.5m high;
- Front flat roof dormer to measure some 4.5m wide x 2.5m deep x 2m high;
- 1no. front rooflight

Consultations: None

Representations: Sompting Parish Council: No objection

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

Many of the properties within the street scene have undergone front and or rear dormers, and thereby this is now one of the characters of the street. The sizes of the front dormers vary from relatively small, to filling the whole of the width of the roofslope (no.'s 21 and 23). The proposed dormer will cover the middle ground with regard to size. It will be centralized and will leave approx. 1m gap between each side of the dormer and the remaining part of the roof to the side, and will also leave approx. 500mm to the ridge and 1m to the eaves.

There are also properties within the street which have front rooflights, and therefore again, the proposal will be in character with the area.

Rear dormers are often larger than the front dormers, which is the case in this instance too. The proposal sits wider and lower on the roofslope than the front, but keeps to the same height as the front dormer.

The rear extension, at 3m in depth is well in accordance with the Adur SPG 'Extensions and Alterations to Dwellings', which allows for a rear extension up to 3.5m and concludes that extensions of this depth will not have any material impact onto the existing residential amenities of the neighbouring properties. In any case, the adjoining neighbour at no. 7 has a rear conservatory type extension, and the proposed extension at no. 9 is of a very similar depth to that existing extension, and thereby will not result in any harm to the neighbouring property.

In summary therefore, it is considered that the size of each of the proposed elements will not have any material effect on the existing residential amenities of the neighbour properties or the character of the locality in general.

NB: a notation on the plan relating to a different property in Silverdale Drive is not understood, and has thereby not been taken into consideration in the determination of this application.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.11.2021

Authorised by: Peter Barnett Date: 3 November 2021