Development Management - Delegated Officer Report

Application Number: **AWDM/1209/13** **Recommendation –** Approve

Site: 37 Ullswater Road, Sompting

Proposal: Proposed two front dormers

Date of site visit: 19 November 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the west side of Ullswater Road. This is a predominantly residential area with a mix of detached and semi-detached bungalows.

Permission is sought for two dormer windows to the front roofslope. Each would measure 1.8 metres in width and 2.3 metres to the top of a hipped roof.

Matching materials are proposed.

Relevant site history

S/16/91 - Single storey and first floor rear extensions and replacement detached garage refused 30.4.91

No.43 – Building control record only for 'rooms in roof' 2.4.71

No. 34 - S/10/03 -Raising Of Ridge Of Roof (Incl. On Rear Gable); Front & Rear Dormers; & Single-Storey Rear Extension Approved 3.4.2003

Consultations
Sompting Parish Council: '*The Council does not object to this application'*

Representations
None

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' National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity

Having regard to the scale of the proposed dormer windows, their position on the frontage and relationship with neighbouring dwellings, and the presence of other dormer windows in the vicinity of the site, it is considered that there would be no significant impact on the amenities of neighbouring occupiers as a result of the proposed development

Visual amenity
In the immediate vicinity of the site, bungalows have pitched roofs, orientated with their gables at the side. There are very few examples of dormer windows immediately surrounding the application site. The character changes slightly from No.47 northwards with gables to the frontage and with more examples of front dormer windows and in Thirlmere Crescent to the east and south there are several front dormer examples. Although the proposed roof extension would be highly visible in the streetscene and not characteristic to this type of bungalow, given the existence of other dormers of varied size and design in the wider vicinity it its considered that the principle of front dormers is acceptable and would not be harmful to the visual amenities of the area.

Turning to the detailed design and impact on the character of the recipient building, the scale of the dormers are relatively modest and would not appear overly dominant in the roofslope. The use of a hipped roof is not characteristic but there are other examples in the streetscene including at No.34 where permission was granted in 2003 for extensions including raising the roof and front dormers (see history above) and so a refusal would not be justified.

The proposed development is therefore considered acceptable and would not cause significant harm to neighbour amenity or to the visual amenities of the site or surrounding area.

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 consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Unnumbered Site Plan deposited 23 September 2013
   Unnumbered Block Plan deposited 23 September 2013
   Drawing Number 13/868/01 entitled ‘Proposed front dormers’ deposited 23 September 2013

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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 10 December 2013

Authorised by: Peter Barnett Date: 12 December 2013