Development Control – Delegated Officer Report

Application Number: ADC/0380/08 Recommendation – Refuse

Site: 36 Bramber Close, Sompting BN15 0JA

Proposal: Enlargement of existing front dormer

The Application

The application property is the eastern half of a pair of semi-detached hip-roofed bungalows located at the northern end of Bramber Close.

The property has been extended previously with a hip to gable side extension to the roof and a rear dormer under 'permitted development rights', and a front dormer and single-storey rear extension approved under S/27/02/TP. The existing dormer is 2.8m wide, by 1.4m in height, by 2.1m in depth.

The proposal is to enlarge the front dormer to 4.6m in width, 2m in height and 2.9m in depth, to increase the size of the front bedroom.

Consultations and Representations

Third Parties: There have been no third party objections to the proposals.

Sompting Parish Council: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): CH1, DEV1
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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policy DEV1 requires construction, scale and appearance to be of high quality taking into account the need to have regard to the local context including the characteristics of the site, the streetscape, views into and out of the site and the use of materials and building styles. General policy CH1 requires development to maintain or enhance the character, distinctiveness and sense of place of different settlements and areas.

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.

Government policy is set out in Planning Policy Statement PPS1. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

As a result of the roof extensions previously carried out under both 'permitted development rights' and with planning approval (S/27/02) the pair of semi-detached bungalows has a rather unbalanced appearance. The bungalows themselves are located in a very prominent position directly at the head of the close and, consequently, have a greater impact on the streetscene than the properties located on the east and west sides of the road.

Only one other bungalow has been extended in a similar fashion with a large front dormer (No.23) but the dormer in that case is smaller than the current proposal. It is considered that, by allowing the present proposal, additional large front dormers on the other bungalows would be difficult to resist, cumulatively adding to the visual damage.

It is considered that the proposed increase in size of the front dormer in the present instance would result in the dormer becoming seriously out of proportion with the bungalow and creating an unacceptable appearance. It would overdominate the front roof slope and the resultant dwelling would become wholly out of balance with the attached bungalow (No.33) which has not been extended as seen from the front. It would be contrary to the above quoted DC Standard and is considered contrary to policies CH1, DEV1, AG1 and AH7, as well as PPS1.

Residential amenity

The proposed dormer would not result in loss of outlook, light or privacy to any of the neighbouring dwellings.

Recommendation

REFUSE for reason that:-

1. B5ER (Extended dormer excessively large, out of keeping and setting precedent)