Development Control – Delegated Officer Report

Application Number: AWDM/0977/15 Recommendation – APPROVE

Site: 85 Berriedale Drive Sompting Lancing

Proposal: Two front dormers to east elevation.

Date of site visit: 7.09.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow within a street of similar properties. Some detached and semi-detached dwellings, many of which have been extended with mainly additions to the rear roof slopes. There are however some front additions in the form of both pitched roof and flat roof dormers.

Permission is sought for two pitched roof front dormer windows. As originally submitted the plans showed two dormers 2.1 metres wide, 2 metres deep and 2 metres high. These dormers were designed with half hipped roofs up to the maximum ridge height. The windows were also small in proportion to the dormer.

Following officer advice amended plans were submitted to try to address concerns over the design, positioning and scale of the proposed dormers. The amended plans are 1.6 metres wide, 1.9 metres high and 1.5 metres deep. The dormers have a full pitch extending from the ridge.

Also shown on the plans is a hip to gable extension and flat roof rear dormer. These are labelled on the plans as to be constructed under permitted development. The only matters for consideration in this case are the front dormers.

Consultations:

Sompting Parish Council supports the application.

Southern Water Southern Water has no objections to the proposal. However it is advised that should any sewer now deemed to be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site.

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’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling.

Visual amenity

The proposed front dormers would be clearly visible within the street scene. As amended the dormers are considered to be sympathetically designed and do not over dominate the roof slope or bungalow. Although the dormers extend from the ridge the full pitch design reduces the bulk at the ridge and is a significant improvement upon the originally submitted design. The dormers have been reduced in overall scale. Despite the lack of dominance of front dormers in this direct locality it is considered that on balance this proposal is acceptable due to its modest scale and appropriate design and positioning. Any further front dormer proposals should be judged on their own merits however this decision should not set a precedent for front dormers of a less sympathetic scale and design. As stated above the hip to gable extension and rear dormer do not form part of this proposal and are therefore not within the Council’s control in this case.

Residential amenity

The front dormers will not result in any additional overlooking than existing, they will both serve bedrooms and will overlook the street to the front. The dormers are small in scale and will not result in any overbearing impact or loss of light to adjacent dwellings.

Other Matters

Comments from Southern Water are set out above. It is however not considered necessary to attach any conditions or informatives in this case as the works to the roof will not impact upon any sewers in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing no. 12/801/01 Rev B – received 21/09/15
Location Plan – received 26th June 2015
Block Plan – received 26th June 2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. *The external tile hanging of the dormers hereby permitted shall match the colour of the existing roof tiling.*

   Reason: In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – Amendments

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

Case Officer: Hannah Barker Date: 22nd September 2015

Authorised by: Date: