Development Management - Delegated Officer Report

Application Number: AWDM/0239/22 Recommendation – APPROVE

Site: 50 Howard Road, Sompting, West Sussex

Proposal: Proposed roof conversion with front and rear dormers and side gable

Date of site visit: 5th April 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow in north Sompting. In a street of similar properties many of which have been extended and altered with roof conversion, hip to gable extension and front and rear dormers. It has an existing flat roof rear extension.

Consent is sought to add a hip to gable extension with front and rear flat roof dormer, materials to be used will match existing.

Sompting Parish Council: - No comment

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed hip to gable extension and front flat roof dormer will be clearly visible within the street scene. The roof form will be altered from existing, however there are other examples of gabled roof extensions including the attached bungalow which also has a hip to gable extension and front dormer

visible to the front. The proposed rear dormer although not visible from the street is visible from neighbouring properties within the surrounding built environment. This proposed roof additions can be supported in this case as there are many other examples of roof additions and rear and front flat roof dormers. The area is characterised by such development. The scale of the dormers do not exceed that of many adjacent including the rear dormer at the attached property which is larger than that proposed here. Materials will be used to match existing.

Residential amenity

The proposed additions will not give rise to any harmful overlooking, loss of light or overbearing impact. The front dormer faces the street and will not result in any greater overlooking than currently exists. The rear dormer would result in the same impact as a dormer built under permitted development. Therefore could not be resisted in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing.

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

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.

Case Officer: Hannah Barker Date: 5th April 2022

Authorised by: Peter Barnett Date: 5 April 2022