Development Control – Delegated Officer Report

Application Number: AWDM/1812/14 Recommendation – APPROVE

Site: 19 Cokeham Road, Sompting

Proposal: Construction of front dormer

Date of site visit: 20/1/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow on the southern side of Cokeham Road in Sompting. The street comprises of a variety of styles of dwellings, mainly bungalows and chalet bungalows of varying styles some of which have been extended and altered. The bungalow and attached semi remain with hipped roofs with no alterations to the roof slope when viewed from the street. There are a further 2 pairs of matching properties to the east which also remain with their roof form unaltered. Although further to the east there are examples of front dormers, opposite the site and to the west also.

Permission is sought for a flat roof front dormer 3.2 metres wide x 1.7 metres high with a maximum depth of 2.2 metres. Also shown on the submitted plans is a hip to gable extension with rear flat roof dormer. These works are shown on the plans to be built under permitted development and do not form part of the application under consideration.

Consultations:

Sompting Parish Council supports the application.

Representations:

No third party representations have been 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 house.

Visual amenity

In the context of the likely implementation of permitted development entitlements which would remove the existing symmetry of this pair, it is not considered that the addition of the front dormer will result in an over dominant feature which would detract from the scale or appearance of this property or the surrounding street scene.

The dormer has been designed to be subservient to the main dwelling. It is of appropriate scale not covering the majority of the roof slope, positioned centrally and dropped down from the ridge. The dormer is consistent with other modest, flat roof dormers which are evident in close proximity to the site. It is not a feature which will be out of keeping in this locality. The proposal complies with the guidance in Development Control Standard no. 3 'Extension and Alterations to Dwellings.'

Residential amenity

The proposed dormer is to the front of the bungalow, it will overlook the street, it is not considered there will be any greater loss of privacy than already exists to the front of the property. The proposed dormer will serve bedrooms.

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. JW/14/106 – received 31st Dec 2014

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

3. The external materials and finishes of the dormer hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

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

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 27nd January 2015

Authorised by: Jo Morin Date: 28.01.2015