Expiry Date - 06/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0415/23 **Recommendation – APPROVE**

Site: **36 Sedbury Road Sompting West Sussex BN15 0LL**

Proposal: **Proposed roof conversion including the raising of the ridge, front (West) and rear (East) dormers, a side (North) first-floor window, and air con unit to rear (East).**

Date of site visit: 03/05/2023

Neighbours checked: Y

Additional neighbour notifications: Y – Re-notified of the amended plans to raise the ridge inclusive of the proposed side (north) first-floor window and rear (east) air con unit on 23/05/2023.

Site and Surroundings:

The application property is situated on the east side of Sedbury Road within a small-scale residential area of North Sompting. The property is a semi-detached bungalow with single-storey flat roofed rear extension. The property is comprised of white render elevations, a tiled hipped roof and white UPVC windows. The property is set back from the public realm behind a hardstanding driveway and pathway which runs alongside the north of the dwelling and boundary with No. 38 Sedbury Road, leading to the rear garden space of the property. The rear garden space is of an adequate size and comprises a raised patio to the front with grass area extending to the rear. An outbuilding abuts the rear (east) boundary.

It is of note that ground levels rise from south to north at a fairly steep angle meaning No. 38 to the north is stepped up and No. 34 (the attached neighbour) to the south is stepped down from the application property. Both of these adjacent properties exhibit hip-to-gable roof extensions with front and rear dormers. Roof extensions with front and rear dormers are widely established along Sedbury Road and the wider locality.

Proposal:

Permission is sought for a hip-to-gable roof extension including the raising of the ridge to accommodate a front (west) and rear (east) dormer. A side (north) facing window is proposed at first-floor level and an air con unit to rear (east). The ridge would be raised by approximately 650mm which would be approximately 750mm above the attached neighbour's ridge at No. 34 to the south. The front dormer would measure approximately 5.45m wide and 2.35m high and have 2No. front (west) facing windows. The rear dormer would measure approximately 6.05m wide and 2.6m high and have 1No. rear (east)

facing window with protruding air con unit underneath, along with rear facing doors with Juliet balcony. The first-floor side (north) facing window would be obscure glazed and non-opening below 1.7m. The proposed materials would be cementitious cladding for the walls, roof tiles to match the existing roof with single ply membrane roof covering to flat roof dormers, along with white UPVC openings.

Representations: None received.

Consultations:

Sompting Parish Council: The Council has no objection to this application providing it does not breach building regulations.

Environmental and Public Health: No comment.

Relevant Planning History:

Planning permission granted at the application property for rooms in roof with hip to side gable roof extension and front and rear dormers under AWDM/1467/16, decision issued 22/11/2016. The statutory time limit to implement this permission has now elapsed, hence the re-submission with some alterations. Further planning history at the application property exists relating to the granting of permission for the rear extension (under AWDM/0364/18).

Planning permission granted at the neighbouring property to the south at No. 34 Sedbury Road for Rooms In Roof (With Gable At Side And Front & Rear Dormers) under S/83/00/TP/18911, decision issued 29/01/2001.

Planning permission granted at the neighbouring property to the north at No. 38 Sedbury Road for Rooms In Roof (With Side Gable And Front & Rear Dormers); Side Porch; & Rear Conservatory under S/22/01/TP/19137, decision issued 11/06/2001. This property also has a single-storey rear extension approved under AWDM/0325/11.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

Sedbury Road comprises a residential area consisting of semi-detached bungalows, many of which have been extended or altered in such a way that is conspicuous from the street scene; front dormers feature regularly along the road and the wider locality and vary in terms of their form, design, and scale. Although the proposed development by way of the raising of the ridge and front dormer would be of a relatively large scale and dominant form, it would not have a materially detrimental impact; the proposal would reflect the prevailing character of the area, where several properties have raised their ridge to undertake roof conversions. The proposed dormers would be situated below the ridge line and would not spill over any principal building lines of the dwelling. The previous permission for the works which has now elapsed (under AWDM/1467/16) differed by way of the lower ridge which would allow the dormers to straddle, the internal layout of the staircase, along with a window to rear in place of the proposed doors with Juliet balcony, and the air con unit.

The proposed raising of the ridge was agreed by the applicant in order to prevent the straddling effect of the dormers, which is a preferred design approach by the Council, as emphasised in the Adur Local Plan (2017) which superseded the previously adopted Adur District Local Plan 1993-2006 (ADC 1996) which was used to assess the previous application. In view of this previously granted scheme, coupled with the prevalent nature of the works proposed along Sedbury Road and the wider area, where ridge heights step up along the street, it is considered that the development would not detract from the character of the street scene and would be acceptable.

Residential Amenity

The raising of the ridge by approximately 650mm along with the implementation of the relatively large scale rear dormer would result in an increased prominence of the application property, especially when viewed from the neighbouring property to the south No. 34 by virtue of their lower ground level. However, No. 34, along with No. 38 to the north, have both historically achieved this nature of development. In view of this, coupled with the context of the surrounding area, the proposed development would not result in a material overbearing or overshadowing effect to neighbours.

The proposed rear dormer windows would be located a sufficient distance from the principal rear windows of the properties along the west of Halewick Lane to give rise to any overlooking issues. The proposed front dormer windows would face onto the street scene towards No. 11 Sedbury Road. This is considered acceptable owing to the context of the area and sufficient

separation distance. The proposed window to the first-floor side (north) elevation would be obscure glazed and non-opening below 1.7m; the continued use of the window as such can be secured by a condition of planning permission. It is considered that the proposed openings would not give rise to unneighbourly overlooking.

Other

The applicant has supplied details of the proposed air con unit: Make: Worcester Climate 3000i-set 53WE. Dimensions: 720mm x 720mm x 495mm. Noise: 50 decibels from the outdoor unit. Environmental and Public Health did not wish to comment on the application. The applicant has agreed to the re-positioning of the air con unit to the rear of the property (originally submitted as to the side (north). It is considered that this is the most appropriate placement for the unit out of visual point to the street scene and at a further distance to No. 38 to the north.

The proposal is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. Obscure Glaze To Side Window
5. No Add Windows Side Elev

Informatives:-

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Jason Albon Date: 05.06.2023

Authorised by: Peter Barnett Date: 5 June 2023

Expiry Date - 06/06/2023