Development Management - Delegated Officer Report

Application Number: AWDM/0888/12 **Recommendation - Approve**

Site: **6 Hillside Road, Sompting, Lancing, West Sussex, BN15 0JY**

Proposal: **Loft conversion with front and rear dormers, hip to gable roof extension and raised ridge**

Date of site visit: 4 September 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached hip-roofed bungalow on the east side of Hillside Road. The ground level rises from south to north and the ridge height of the dwelling is stepped down below its attached neighbour. The bungalow has a small hip-roofed front projection and narrow side extension.

The application is proposing to construct a hip-to-gable roof extension plus front and rear dormers measuring 3.8m wide, 1.7m high and 2.6m deep at the front and 6.7m wide, 1.7m high and 2.6m deep at the rear. The overall ridge height of the bungalow is to be raised by 0.9m, but will remain below the adjacent ridge by approximately 0.3m.

Relevant site history

None

Consultations

Sompting Parish Council: Not received

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposal will alter the balance and symmetry of the roof but hip-to-gable roof extensions can generally be constructed as 'permitted development' and the main considerations therefore relate to the dormer construction at the front and the raising of the ridge height.

The front dormer is relatively modest in size and leaves sufficient roofspace visible so as not to appear unduly dominant. The raising of the ridge height will reduce the step between the property and its attached neighbour but a slight step will remain which is considered acceptable. The rear dormer, while wide, also leaves adequate roofspace around it and will not be visually harmful, being at the rear and not widely visible.

Residential amenity

The proposed rear dormer will not result in overlooking due to the distance between the site and its neighbours at the rear (over 50m). The front dormer and roof alterations will not cause harm to the neighbours in Hillside Road.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans

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

Case Officer: Peter Barnett Date: 2 October 2012

Authorised by: Gary Peck Date: 4 October 2012