Expiry Date - 22/09/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1291/22 Recommendation – APPROVE

Site: 1 Mountview Road Sompting West Sussex BN15 0JZ

Proposal: Rooms in roof consisting of hip to gable roof extension with front and rear dormers and front roof lights.

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached property located on the eastern side of Mountview Road. To the rear of the property the land levels raise up where there is a staggered single storey rear extension. Part of the extension on the southern side steps down into a patio area and the part of the extension on the northern side has a raised decking that leads into the garden. There is a detached building to the rear boundary and two sheds located along the southern boundary fence. There is a 1.8m – 2m high fence/wall located on the boundary on both sides of the subject property to the rear.

The southern boundary faces the rear gardens of 8-14 Valley Road. The property located on the northern side is semi-detached with a single storey rear extension and a full width dormer roof extension in the rear roof slope.

The surrounding area is residential with mainly semi-detached properties.

The proposal is for the change of roof from hipped to gable end, the erection of a full width dormer window to the rear roof slope and a dormer window to the front roof slope. The measurements of the front dormer are 2.9m in depth, 3.4m wide and 2.2m high. The measurements of the rear dormer are 3.5m in depth, 7.9m wide and 2.6m high. The plans have been amended to ensure that the dormers sit below the roof ridge.

Relevant Planning History:

None.

Consultations:

Sompting Parish Council where notified of the proposal and have made the following comments – No objection

Representations:

There were 11 properties notified of the planning proposal. At the time of writing this report there was one representation received.

The adjoining occupier from 3 Mountview Road has made the following comments objecting to the proposal for the following reasons:

- Privacy Light and Noise

The proposal for the dormer coming out the front of the house (drawing A.201 elevation facing West) obstructs all natural light going into the bedroom in our property. From the plans this dormer will be approx. 700mm away from our velux bedroom window and will therefore block natural light throughout the year.

The same dormer to the rear of the property (A.201elevation facing East) suggests it will be coming out further than the dormer on my property which would block natural light from the East side to the same bedroom? If this is correct then we would object. We would have no objection to it being level to our existing bedroom dormer.

Design:
It is not clear from the drawings if the proposal for the
new dormer is to be attached to our existing dormer, attaching to our dormer is not something we are in agreement with.

Relevant Planning Policies

Adur Local Plan 2017 – Policy 15

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The change of roof from hipped to gable end and the front dormer will be seen from the front and the change to gable end will face the rear gardens of 8-14 Valley Road. There are a number of other properties in this road that have dormers to the front roof slope. It is considered that the front dormer and

changed hip to gable end roof change would be acceptable in its design and size and will not affect the street scene or have a detrimental effect on the visual amenity of the surrounding area.

The rear dormer is wide and covers most of the roofslope. However, being at the rear it will not be widely visible from public areas and it is noted that large rear dormers are common in the area, including on the attached bungalow.

Residential Amenity

It is felt that the change to the roof and the siting and outlook of the dormer windows would not affect the residential amenity of the adjoining occupiers. There is a full width dormer located in the rear roof slope of No. 3 and three roof lights located in the front roof slope. The proposal will be used as additional bedroom accommodation that will face onto and overlook the front and rear gardens. There are other properties in the surrounding area that have similar dormer extensions to the front and rear of the property. In considering the front dormer it is felt that the possible loss of light or overshadowing to No. 3 would not be detrimental to the occupier due to the additional windows located in the roof slope, further to this the rooms in the roof slope are bedrooms.

The proposed dormers to the front and rear are not considered to have a detrimental impact on the privacy of the neighbouring properties or create an area for overlooking as it has a similar outlook to the ground floor which also look out onto the front and rear garden area. Therefore it is considered that there will be no privacy or overlooking issues of the adjoining occupiers.

There would be no adverse impact on the character of the property or the residential amenities of the adjoining occupiers in the locality as the result of the proposal.

The rear dormer is no deeper than the neighbours and is shown as abutting the side of the neighbouring dormer. The neighbour's objections to this are noted but this would be a subject of a Party Wall Agreement and is not a planning matter.

Highways and Parking

The existing parking arrangements to the front of the property unchanged. The parking arrangements are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Matching materials

Informative

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? Y

Case Officer: J. Price Date: 18/10/22

Authorised by: Peter Barnett Date: 18 October 2022