Expiry 16/9/08

Development Control – Delegated Officer Report

Application Number: ADC/0373/08 **Recommendation – Refuse Application**

Site: **56 Cokeham Road Sompting Lancing West Sussex**

Proposal: **Rooms in roof (with flat-roofed additions to west side and rear of roof)**

The Application

The site is located within a built up area of Sompting, a semi detached hipped roof bungalow within a row of similar properties. Opposite the site is a parade of shops and commercial premises with flats above. There is a front garden at the property with no off street parking or vehicular access. There is an existing flat roof, single storey rear extension.

Permission is sought to extend the existing bungalow with a loft conversion including flat roof additions. A flat roof dormer is proposed on the western roof slope 5.7 metres wide, 2.2 metres high with a maximum depth of 3.2 metres. Also proposed is a flat roof dormer on the rear roof slope which joins onto an additional dormer on the eastern roof slope, these are the same height and depth as the dormer on the western roof slope. The roof extensions will accommodate an additional two bedroom and a bathroom, at first floor level.

Consultations and Representations

Third Parties: **-** 3 letters of objection have been received raising the following issues: -

- Overlooking to adjacent conservatories and gardens.
- Loss of light.
- Property would be disproportionately large.
- Parked cars on street.
- Bungalows were built to complement the 1932 parade opposite, this development would change the character.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

DD Standard No. 3 'Extensions and Alterations to Dwellings' states dormers should not be so large that they over dominate the dwelling, resulting in a top-heavy box-like appearance. A large amount of the original roof should be clearly visible. Roof extensions should respect the scale, character and appearance of existing dwellings. The extension of a hipped roof into a gable end on a semi detached dwelling would not usually be considered favourably. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling.

Residential Amenity

The main properties to be affected by the proposal are nos. 58 and 54 Cokeham Road either side of the site. The occupiers of both properties have objected, amongst other things on the grounds of overlooking to the west and east. It is considered that this issue could be addressed by attaching a condition to ensure that windows are fitted with obscured glazing and permanently non-openable where necessary. The high level windows serving the bedroom on the western elevation also reduces the overlooking to the neighbouring properties.

Visual Amenity

It is acknowledged that the dwellings within the immediate area are all bungalows. However there are other examples of properties which have roof extensions, examples include, nos. 38, 48 and 64. No.48 has a full side gable and flat roof rear dormer permitted in 2006 under application reference ADC/0098/06. No. 64 had permission for a barn hip with rear pitched roof dormer in 1996, S/27/96, no. 38 was built under permitted development.

The dormer will be visible from the front of the bungalow within the street scene. However a precedent has been set for the loss of symmetry between semi detached bungalows with the approval of ADC/0098/06. The dormer in the current application is also set back which also reduces its impact in the street scene.

It is however considered that the combination of the roof extensions and dormers to the east and west roof slope are dominant, overly large, bulky and out of scale with the existing bungalow. The extensions cover a large proportion of the roof slopes which is contrary to DC standard no. 3 as set out above. Therefore detrimental to the character and appearance of the existing bungalow and surrounding built environment.

Recommendation

REFUSE on ground that :- B5ER (amended) The proposed roof extensions are unacceptable in that they are excessively large.and do not... and they would...

Case Officer....JBaker.....Date....21/8/08.....

PB 21/8/08