Development Control – Delegated Officer Report

Application Number: AWDM/0759/18 Recommendation – APPROVE

Site: 82 Cokeham Lane, Sompting, BN15 9SJ

Proposal: Rooms in roof with raising of ridge, side hip to gable roof extensions and dormers to front and rear elevations. Single storey rear extension to west elevation to replace existing conservatory and alterations to porch on front (east) elevation.

Date of site visit: 06.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings

The site is located on the west side of Cokeham Lane, on an outside bend. The property is a detached bungalow on a triangular shaped plot with the frontage being the widest side of the plot and the rear garden narrowing to a point. The site is on rising land from the pavement to its rear.

The existing bungalow is wide for the plot and has pinch points at the north rear corner section of the house coming within some 400mm of the boundary with no. 80 Cokeham Lane, but with the overhang of the window ledges, that distance is much reduced, which makes the dwelling have a clumsy fit on its own triangular plot. It has a very small triangular shaped rear garden, but it has a wider side/front amenity area.

No. 84 to the south, has a rectangular plot, which thereby allows greater use for building purposes, the dwelling is sited close to the side boundary with the application site, and extensions from the rear of the dwelling also come close to the boundary, terminating approx. 7m to the rear of no. 82

Proposal

The proposal seeks permission for a roof extension, by way of a hip to gable side roofslopes (north and south), and by the provision of front and rear flat roof dormers, to provide 2no. double, en-suite bedrooms within the roof both measuring approx. 7.7m wide x 1.8m high x 2.7m deep.

The application also indicates the replacement of the rear conservatory with a flat roof extension of the same width and depth as the existing conservatory.

Relevant Planning History:

AWDM/0996/17 Rear extension and extension to roof to form gable end at rear, side dormers and part gable to front. Alterations to front porch and new rear conservatory **Withdrawn 18.09.2017**

Consultations: None

Representations:

Sompting Parish Council : Object. The (Parish) Council considers that the design for this development is not sympathetic to the properties around it.

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard no. 2 "Extensions and Alterations to Dwellings"
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

This current application seeks to create 2no. en-suite double bedrooms within the roof space rather than the current 1no.single bedroom and 1no. bathroom. In order to house the accommodation, they have shown the 2no. end hips to be gabled thereby allowing greater head room within the roof; and look to provide flat roof dormers within the front roofslope and the rear roofslope.

The existing rear conservatory and flat roof extension, is shown to be upgraded/replaced with a flat roof extension. This extension will have 2no. sets of bifolding doors on the rear elevation, and has shown the side (south) existing window relocated slightly west of its current position.

The front porch is also indicated as being modified.

The footprint of the dwelling will not alter, with only a very marginal increase in the overall height of the dwelling. Reading from the front the visual alterations to the dwelling will be:-

Front (east) elevation will still have the existing roofslope, but 1no. dormer approx. 7.7m wide x 1.8m high x 2.7m deep will be within it, and the side slopes (hips) will be replaced by gable ends. The porch will be modified by changing the windows to be solid lower sections and windows above.

Side (south) elevation

The roof on this side will be gabled and therefore upright, and the sides of the front and rear dormers will be seen. The roof of the conservatory will be removed and therefore there will not be anything higher than the flat roof at this point. The window in the side elevation of the existing rear extension will be moved slightly to the west.

Rear (west) elevation will see both of the 2no. side roofs of the gable, along with the flat roof rear dormer which measures approx. 7.7m wide x 1.8m high x 2.7m deep. The rear has been formalized by the replacement of the conservatory with the continuation of the existing flat roof rear extension. The existing windows and doors on the extension will be modified to 2no. sets of bifolding doors.

Side (north) elevation will see the replaced hip roof with a gable end (minus the flue), and the 2no. side elevations of the front and rear dormers. They will also see the modified conservatory to a solid wall side elevation of the extension, which will have no windows within it, and finally, the glazed roof of the conservatory will be removed to leave only a flat roof of the extension.

Residential Amenity

The neighbouring properties that could be affected by the proposal would be mainly no.'s 80 and 84 Cokeham Lane. They are sited very close to the application site and property by reason of the triangular shape of no.'s 80 and 82, and the fact that no. 84 is constructed so close to the boundary with no. 82

The footprint of the dwelling of no. 82 will remain the same, and the changes to the ground floor will generally, not result in any un-neighbourliness to the adjoining properties due to the removal of windows and glazed roof; together with the relocation of an existing window. Although there will be 2no. sets of bifolding doors to the rear, they are largely replacing several windows, so they are not considered to result in any more overlooking than currently exists.

It is the new roof and dormers which will need to be considered in relation to the neighbours. There is no doubt that by changing the side hips to gables, the roof will be brought closer to no.'s 80 and 84, but in is considered that they would not result in unacceptable harm to those properties, particularly as the sides of the gable will not be any further out than the existing eaves line of the dwelling.

No. 84 to the south is constructed very close to the side boundary with no. 82, but other than what appears to be 2no. windows, which face mainly onto the side fencing and onto the side of the rear extension at no. 82, there are no other windows within its north elevation, although there is a rooflight within its north roofslope. It is not considered that the gable end roof will remove demonstrably more light to those windows than that which currently occurs.

No. 80 to the north is angled away from no. 82, and has converted it roofspace into living accommodation with rear first floor dormers that overlook the application sites rear amenity area. It also has a window in its side hipped gable end which faces onto the dwellinghouse of no. 82. But again it is angling away from the application site

and because of this; it is not considered that the north gable end would cause any material loss of light to no. 80.

Design in wider landscape

Viewing from the street, the application property is a hipped roof bungalow, with only one small front rooflight, its direct neighbours to the south (no. 84) is a different style of bungalow with a front to rear ridgeline and 2no. square bays under a monopitch roof; to the north (no. 80), because of the angle of the plot, being on the outside curve in the road, the side elevation reads as the main elevation at that point. Its actual frontage can be viewed a little further along the curve where it is noted that it has a barn hipped gable end, with a front flat roof dormer; its contiguous neighbour still has a hipped end, and a small dormer within the front roofslope. On the other side of Cokeham Lane approaching Grafton Drive, is a Sussex hipped roof dwelling, with its end facing the road, and a mono pitched roof over the ground floor window; its neighbour is a mansard roof 1 ½ storey, which also has its end elevation facing the street.

Continuing along the street, there are more changes in design and heights of the dwellings, with a full range of single storey bungalows; 1 ½ storey and 2 storey dwellings. Thereby the change in appearance of the application site from hipped roof to gable end with flat roof dormers, will not be out of keeping with the street scene in general.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No winds in side elevs

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 25.07.2018

Authorised by: Peter Barnett Date: 25 July 2018