Expiry Date - 23/11/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0858/11

Recommendation – Approve Application

Site: **4 Greentrees Close Sompting Lancing West Sussex**

Proposal: **Application for non material amendment following grant of planning permission AWDM/0297/11 to remove hipped roof from front and rear dormers**

The Application

The application property is a detached bungalow located on the east side of Greentrees Close. It has a part-hipped roof with front rooflights and a rear conservatory. Permission was granted in August to construct two pitched roof dormers on the front elevation and to construct an extension at the rear (removing the conservatory) comprising a ground floor and roof extension with a dormer in the extended rear roofslope (AWDM/0297/11).

This application seeks approval for a non material amendment to change the dormer design to gables rather than hipped roofs with the window design amended to full height glazing. The windows would increase in height from just 0.8m to 1.9m but reduced in width from 2.3m to 1.6m in the rear dormer and from 1.7m to 1.2m at the front.

The alteration is considered necessary in order to provide a more practical window head height of 2m rather than 1.2m as approved.

Consultations and Representations

Consultations/Comments

None

Third Parties

None

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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. The proportion of the garden area taken up by a proposal should not be excessive. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Visual amenity and character

The alteration to the dormer design is considered to be a minor alteration which does not have a harmful impact on the character or appearance of the property. The revised plans will increase the bulk of the dormers and introduce a different window design but it is not considered that this materially affects the overall scheme at the rear.

At the front, amended plans have been received which have replaced the 'pointed' window design with a more traditional casement style to better reflect the windows on the ground floor.

Residential amenity

The alteration to the dormers is a minor amendment which does not have a harmful impact on residential amenities of neighbouring dwellings. While glazing will increase in height (but reduce in width) for the reasons set out in the report to the original scheme, the proposal will not result in a loss of privacy for adjoining occupiers.

The slight increase in the size of the dormers arising from the change from a hip to gable design will not have a significant effect on residential amenity.

Recommendation

APPROVE the non material amendment in accordance with the application.

..... existing planning permission AWDM/0297/11 still stands and that the conditions imposed upon it continue to apply to the development except that Drawing No. WSD60/2011/04-B received 31 August 2011 can be substituted for Drawing No. WSD60/2011/04-D received 4 November 2011

Case Officer Peter Barnett Date 8 November 2011

[redacted]
8/11