Development Control – Delegated Officer Report

Application Number: AWDM/0228/15 Recommendation – APPROVE

Site: 67 Howard Road Sompting Lancing West Sussex

Proposal: Rooms in roof with front dormer, side gable and extension to existing rear dormer

Date of site visit: 26.02.2015 (By LS)

Neighbours checked: Y

Additional neighbour notifications: Y – Amended Plans

Proposal, Site and Surroundings

The application property comprises a semi-detached hipped-roof bungalow located on the north side of Howard Road roughly opposite the junction with Hillside Road. It backs onto farm land to the rear located within the South Downs National Park.

The property has previously been enlarged at the rear at ground and first-floor, the latter in the form of a room in the roof. Permission is sought to enlarge the roof accommodation by means of a hip-to-gable roof extension, front dormer (2.7m wide) and rear dormer (3.1m wide) attached to the existing rear roof extension.

Surrounding land slopes up to the north and east. The attached half (No.69) is on lower ground with its ridge stepped down from that of No.67.

Consultations:

Sompting Parish Council support the application.

Representations: A letter has been received from the attached neighbour at No.69 requesting a larger gap is created between the chimney and the side of the front dormer to allow for future maintenance.

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’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is located within the residential built-up area. Saved Local Plan policy AH7 supports minor domestic extensions and alterations in principle subject to the design being acceptable, in keeping with the appearance of the property and the character of the surrounding area, and there being no adverse impacts on the amenities of neighbouring residential occupiers in terms of loss of daylight/sunlight, loss of privacy and outlook.

Visual amenity

The original modest bungalow has already been enlarged in the past by relatively substantial additions to the rear whereas the front elevation has been little altered other than by a modest glazed porch addition. In contrast, the attached half of the pair (No.69) has previously been enlarged by a hip-to-gable roof extension, and front and rear dormers. On the other side of a shared drive, No.65 to the east has been enlarged by a pitched and gable-roofed single-storey rear extension.

The proposed front dormer has been designed to match the size and position of that existing on the attached bungalow, sitting above the ground-floor bay window and set in from the chimney. Although relatively large, in combination with the proposed hip-to-gable extension it would restore an element of visual balance to this semi-detached pair.

The existing rear roof extension already appears as a large and ungainly addition. The current proposals will add to the scale of the existing additions resulting in a large and irregular-shaped building mass, largely obliterating any semblance of the original modest proportioned bungalow in views from the rear.

In the context of the existing large roof extensions and alterations that have already taken place both to this property and its attached neighbour, it is not considered the proposed hip-to-gable and rear dormer extensions would be significantly more harmful to the visual amenity of the locality such as to warrant refusal notwithstanding their being visible from farmland to the north within the SDNP.

Residential amenity

The window in the proposed rear dormer would face north enabling oblique views over neighbouring private rear gardens, but this would not amount to a reason for refusal in the context of this suburban environment where provisions for roof enlargements to be built as ‘permitted development’ would have a similar impact.

No window is proposed in the side gable and this can be secured as a condition of planning permission. There would be no advierse amenity impact arising from the proposed front dormer.

Recommendation

APPROVE

Subject to Conditions:-

1. 3 yr time limit
2. Approved Plans
3. Matching Materials
4. No window in side gable without permission

Informative

1. Proactive Statement – With Amendments

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

Case Officer: Jo Morin Date: 10.04.2015

Authorised by: Gary Peck Date: 13 April 2015