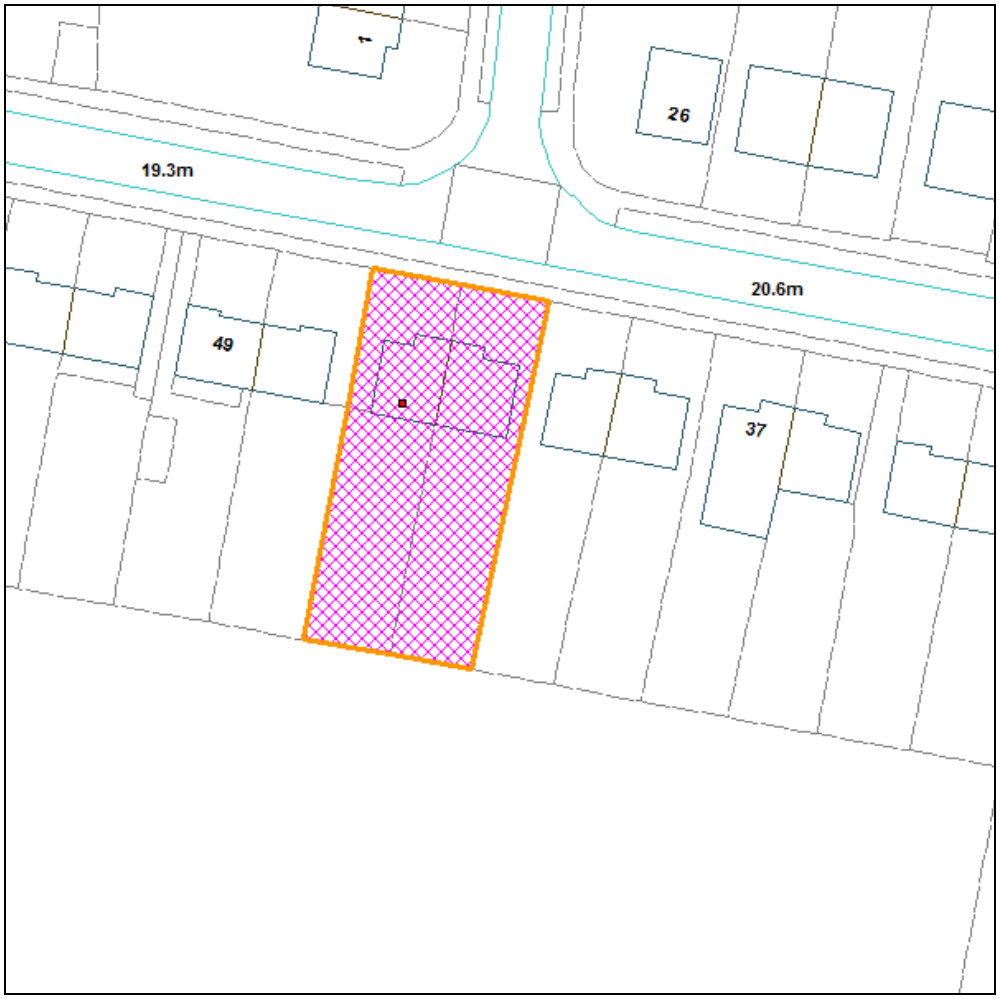
Application Number: AWDM/0769/19 **Recommendation: APPROVE**

Site: **43 and 45 Valley Road, Sompting**

Proposal: **Minor material amendments to roof extension permitted under AWDM/1728/15, consisting of revisions to roof extensions to rear, addition of lean-to roof to side porch, amendments to fenestration and addition of dragon finial to roof ridge (Numbers 43 and 45)**

Applicant: Mrs Eve Hearsey Ward: Cokeham
Case Officer: Gary Peck



Not to Scale

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This application is brought to committee for determination as the applicant is a member of staff in the planning department.

Proposal

This application seeks minor material amendments to a roof extension previously permitted under reference AWDM/1728/15 which consist of revisions to roof extensions to rear, addition of lean-to roof to side porch, amendments to fenestration and addition of dragon finial to roof ridge. The permission granted under the previous reference was a joint scheme between numbers 43 and 45 – only number 45 has proceeded with the development thus far and therefore the alterations relate solely to that property.

Site & Surroundings

The application site is on the southern side of Valley Road which consists mainly of semi-detached bungalows, many of which have roof alterations, primarily at their rear but also a number to the front as well. Opposite to north is Alandale Road with the subject property sitting across the junction. The land levels rise to the north and the properties on the northern side of Valley Road are at a higher level and again are primarily bungalows with roof alterations.

The southern boundary adjoins a field and comprises the boundary with the National Park. Further to the south is the A27. The field rises slightly and the so the property is only just visible from the A27, but clearer views across the field can be obtained from Steepdown Road to the south east.

Relevant Planning History

In January 2016, planning permission was granted under reference AWDM/1728/15 for *A joint loft conversion scheme (Nos. 43 and 45 Valley Road) comprising of raising the ridge height, change hip roof to a gable end wall, new front dormer, 1st floor addition over the existing ground floor extensions including a recessed balcony to No. 45. New porch to front elevation of No. 43 and to side of No. 45.*

The decision was made at Planning Committee with the Officer recommendation to refuse permission being overturned.

Consultations

Sompting Parish Council:

Sompting Parish Council has received notification from a resident that plans have not been implemented as agreesand objects on the same grounds as AWDM/1728/15. It considers it represents an unacceptable intrusion into the visual amenity of the neighbourhood. It also considers the proposed development to be out of character and

scale with the neighbouring properties and the design for this development is not sympathetic to the properties around it

Representations

2 letters of objection have been received on the following grounds:

- loss of light and privacy
- loss of property value
- building work has been taking place since 2010
- the development does not bear any resemblance to the previous approval
- it is a carbuncle that can be seen from the A27
- the development needs inspection to see if it safe or needs rebuilding

Relevant Planning Policies and Guidance

Adur Local Plan 2017:

Policy 15: Quality of the Built Environment and Public Realm

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The main issue in the determination of the application is the effect of the alterations on the character of the area and the amenities of neighbouring properties.

The key starting point in the consideration of the application is that it is only alterations to the existing permission that can be considered and not the principle of the development itself. It is noted that the rear roof extension is larger than the surrounding

roof extensions with its scale perhaps appearing greater because number 43 has not commenced its part of the proposal and therefore is now the more modest dwelling of the pair. The rear roof extension is quite clearly visible from the south east across the field and does appear to be the most dominant in the row of dwellings. However, there are numerous other rear extensions visible which, while smaller in scale, are often poorer in visual design terms.

Conversely, the previous approval allowed for a pair of dormers on the front of each dwelling, but these have not been constructed and a pair of small of rooflights inserted in the roof extension instead. This can be considered a design improvement and the front roofslope is arguably one of the more attractive in the street at present.

The other changes from the front are the addition of a dragon finial to the ridge of the roof, a slightly unusual feature but which has barely any impact upon the street scene and alterations to the side porch which now has a small sloped roof when viewed from the front and again is a change which has little impact. From the side elevation, and therefore viewed from neighbours, the porch appear narrower but the roof extends slightly higher, and given this is viewed against the profile of the main dwelling, it is not considered there is any justifiable objection to the alteration.

The main alteration is at the rear where the roof extension tapers at the side more than was previously the case. As stated earlier, it is acknowledged that the roof extension is more dominant than others nearby but the alterations have little material impact when considered against the previous permission as there is no increase in the bulk or scale as a result of the alterations nor any increase in overlooking.

Concern has been expressed regarding the safety of the building works, although it appears that some additional remedial work has been undertaken since the receipt of the application. The Building Control section has been asked to inspect the site again and any further comments will be reported at the meeting although ultimately this is a matter outside of planning control.

In conclusion, the alterations are not considered to have a material impact and hence there is no reason to withhold planning permission.

Recommendation

To GRANT planning permission

Subject to Conditions:-

01 Approved plans
02 Withdrawal of permitted development rights for additional windows