Development Management – Delegated Officer Report

Application Number: AWDM/0967/15 Recommendation: APPROVE

Site: 36 Howard Road, Sompting

Proposal: Front Dormer

Date of Site Visit: 24 July

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The property is a semi-detached bungalow on the southern side of Howard Road. The proposed dormer would therefore be on the northern elevation facing the road itself.

Works had already commenced on site at the time of the visit.

The area is generally characterised by semi-detached bungalows

Planning History:

Planning permission was granted in 2000 for a roof extension that was seemingly not implemented.

A Lawful Development Certificate was submitted for a side gable and rear dormer at the same time as this application but the proposal was found to require planning permission and therefore the Certificate application has been withdrawn. It is anticipated that a planning application for the works at the rear will be submitted imminently.

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The proposal seeks to upgrade existing housing stock within the built-up area to which there is no objection in principle.

The area is characterised by roof extensions and a number of properties already have front roof extensions similar to that proposed here. The majority of these tend to be on the properties on the northern side of the road which are on higher ground and taking advantage of their southerly view. However, there are examples of front roof extensions on the southern side of the road, mostly to the west of the application site and accordingly it is not considered that any objection can be raised to the proposal on the basis that will have little impact upon the overriding character of the area.

The proposal is therefore considered acceptable.

Recommendation

APPROVE

Subject to Conditions:-

01 Full Permission
02 Matching Materials
03 Approved Plans

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

Case Officer: Gary Peck Date: 5 August 2015

Authorised by: Appleton Date: 5 August 2015