Development Management – Delegated Officer Report

Application Number: AWDM/0701/15 Recommendation – APPROVE

Site: 8 Herbert Road, Sompting, Lancing

Proposal: Dormer to front (west) elevation.

Date of site visit: 1/06/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi detached bungalow on the eastern side of Herbert Road on the southern end of the street. Ground level rises up from south to north with the attached semi, no. 6 at a lower level than the application site. The bungalow as existing has a hipped roof with a driveway to the side and parking to the front.

The current application seeks permission for a flat roof dormer to the front roof slope. The dormer has a maximum width of 2.8 metres is 1.7 metres high and has a maximum depth of 1.7 metres.

The plans also show details of a hip to gable roof extension and rear flat roof dormer. The plans state that this is to be built under permitted development. However this has not been checked by Development Management and consent is not given in this case for this aspect of the development. Consideration here is given only for the front flat roof dormer.

Representations:

None received.

Sompting Parish Council: - The Parish Council support the application.

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

There is no objection in principle to the proposed development which involves the improvement and upgrading of existing housing stock.

Visual amenity

The proposed front former is on the front roof slope clearly visible within the street scene. It is however considered to be well positioned and proportionate to the existing roof slope. It does not over dominate the bungalow. It is positioned on the original roof slope and therefore it will not be affected by any proposed hip to gable extension should this take place in the future or not. The dormer would be acceptable in visual terms either way.

There are many other examples of large front and rear dormers in close proximity to the application site. The dormer is therefore not considered to be out of character and will not be detrimental to the existing established street scene.

Residential amenity

The front dormer will overlook the highway it will be clearly glazed serving a bedroom. There will be no greater overlooking than existing. Therefore there is no adverse impact on the residential amenities of the occupiers of the adjacent dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing no. JW/15/039 - received 8th May 2015
   Existing elevations - received 8th May 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

Informative

1. Proactive Statement – No Amendments
2. The applicant is advised that the hip to gable extension and rear dormer do not form part of this consent which is for the front dormer only.

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

Case Officer: Hannah Barker Date: 8th June 2015

Authorised by: Jo Morin Date: 09.06.2015