Development Management – Delegated Officer Report

Application Number: AWDM/0396/22 Recommendation: APPROVE

Site: 24 Cokeham Road, Sompting, West Sussex

Proposal: Loft Conversion with hip to gable roof extension to rear, raised roof ridge height, dormer windows to east and west roofslopes and pitched roof to single storey rear extension. Solar panels to roof slopes.

Date of Site Visit: 20th April 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow within a street of semi detached and detached bungalows within Sompting. It has a flat roof single storey rear extension, a front driveway and garden which are relatively large as the property is set back from the highway. Its positioning is not in line with the bungalows either side due to the siting, adjacent to the corner with Abbey Road.

Consent was originally sought for the raising of the ridge of the bungalow from 5 metres to 5.6 metres with a front and rear hip to gable extension incorporating the existing single storey extension. Also proposed were two barn hip dormers on either side of the bungalow. Amended plans have been received as the case officer could not support the application as submitted due to the scale of the development, potential for overlooking and general design and character.

The revised scheme shows the front of the bungalow hipped and the rear of the original bungalow gabled. The single storey rear extension has a hipped roof added and solar panels are shown on the main roof and this low level roof. A pitched roof dormer is shown on both sides of the bungalow. The rear gable is glazed in the apex and there is a roof light in the front hipped roof.

Representations

2 representations have been made in relation to the original submission from the owner/occupier of 2 Abbey Road and Cokeham Road none received following the amended plans.

- Fully overlooked with no privacy in the side of our house or in the garden.

- Loss of light to property.
- The extensions seem excessive for the size of the plot; the raised roof is not in keeping with the bungalows in the neighbourhood.
- The east facing dormer will have a direct view into our property.
- Reduction in property value.
- Wanting to be added to the speaker list, not objecting or supporting the application.

Sompting Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Due to the position of the bungalow it is clearly visible within the street scene both from Cokeham Road and Abbey Road. The full length of the west elevation can be seen from Abbey Road. Therefore the reduction in scale and retention of the front hip have contributed to a more sympathetic approach to increasing the size of the bungalow and providing first floor accommodation. There are many examples of dormer extensions within the street scene, the dormers do not dominate the roof slope. Although there is a dominance of hipped roof bungalows there is evidence of many extensions and alterations which have occurred locally.The solar panels will be visible, however these will contribute to renewable energy therefore can be supported. The increased ridge height by 0.6 metres is acceptable in this case. There is variation within the street scene and the position of the bungalow on the bend and at an angle adds to this variation this height increase will not be visually harmful. On balance the proposals as amended can be supported in this case, they are in keeping with the character and appearance of the existing bungalow and surrounding locality. Render and roof tiles will match existing.

Residential amenity

Due to the position of the bungalow sited forward of the neighbouring bungalow to the west and separation due to the neighbouring garage and driveway there will not be any significant adverse impact upon the occupiers of this adjacent property. The increased bulk and height of the building to the south will reduce light to some degree but this is not considered to be such to warrant a refusal in this case.

The bungalow to the east is set back with the bungalow at the application site set forward. The impact upon this adjacent dwelling is mainly to the property frontage, adjacent to the driveway. The increased scale and bulk to the rear of the property will be visible from the neighbouring property however the impact again is not considered to be such to warrant a refusal in this case. The glazed apex will give rise to views to the adjacent rear gardens; however this form of oblique overlooking is not uncommon within residential localities such as this. The side dormers are shown on the drawings as being obscurely glazed; these serve a bathroom and office; a condition is attached to ensure that this is the case to avoid any overlooking to the properties on either side.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation or roof slope, the east and west dormers shall be obscurely glazed at all times.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 12th July 2022

Authorised by: Peter Barnett Date: 13 July 2022