Development Management – Delegated Officer Report

Application Number: AWDM/1993/22 Recommendation – APPROVE

Site: 10 Edwin Close, Sompting, BN15 9UU

Proposal: Front dormers, and rooflight. (The front porch; rear extension; and rear dormer shown on the submitted plans are not included in this application as they are to be constructed as permitted development).

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The property is a semi-detached bungalow situated on the north side of Edwin Close in Sompting. There is a detached garage structure positioned next to the side boundary with no. 11. The property does not appear to have had any extensions undertaken to it.

The street and surrounding area comprises predominantly bungalows in either semi-detached or detached form.

Properties nearby have rear extensions. The adjoining bungalow, no. 9, has a gabled single storey rear extension (ADC/0026/06 refers).

The Proposal:

The application seeks permission for the provision of 2no. pitched roof dormers to the front roofslope, together with a front rooflight positioned between the 2no. dormers.

NB: Other matters shown on the plans i.e. front porch; rear extension; & rear flat roof dormer, are not part of this application and thereby will not be considered here

Consultations: None

Representations: Objection: 27 Osborne Close & 9 Edwin Close

- There are three windows on the rear roofslope which will overlook our garden;
- Clarification required over joint chimney stack;
- Also size, height and roof type of rear extension.

Sompting Parish Council: No objection, but have concerns that the design is not sympathetic to the properties around it. Suggest dormers at the back may be more sympathetic. Also note the neighbours' concerns.

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Relevant Planning History: None

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The application, as amended, refers purely to the provision of 2no. front dormers together with a rooflight between the dormers. Other matters shown on the plans i.e. front porch; rear extension; and rear dormer are to be constructed under permitted development rights and therefore are not being considered here.

One of the representations received objected to the rear rooflights which were shown on the original submission, as they were concerned that they were going to be overlooked. However, the rear rooflights have been superseded with a rear dormer, and as stated above, the rear dormer, together with the rear extension and front porch extension, are to be constructed under permitted development rights, and thereby will not require planning permission in their own right. The LPA thereby have no control over them.

The front dormers have been reduced in size from the original application, and are now lower than the ridge, and set in from the sides, and set above the eaves. They are now considered to be proportionately correct for the roofslope, and will add interest to the bungalow. Whilst there are no other dormers within the street, it is considered that they will not result in a loss of existing residential amenity or would cause visual harm to the residential area.

The front rooflight will be over the new stairway, to provide light to the stairwell, and because of its height and position, it is not considered that there will be any overlooking from that window.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans

2. Standard time limit
3. Materials

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 15.03.2023

Authorised by: Peter Barnett Date: 15 March 2023