Development Control – Delegated Officer Report

Application Number: AWDM/1430/13 Recommendation – APPROVE

Site: 6 Cokeham Road Sompting Lancing West Sussex

Proposal: Rear extension and rooms in roof involving increase in height of roof and front and rear dormers.

Date of site visit: 12 December 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached hip-roofed bungalow on the north side of Cokeham Road extended to the rear and has an outbuilding and summerhouse to the west side rear boundary which is well screened by the structures and hedging beyond which is a dwelling converted in a similar manner to the proposed development. The ground is flat in topography. The site has a large rear garden backing onto a school car park. The dwelling on the east side is a bungalow and separated from the application site by a fence.

The application proposes a barn hipped roof, increasing the ridge height by 1.65m to become 7.4m overall and creating rooms at roof level with two front-facing and two rear-facing dormers. Following discussion between the agent and the Council, replacement drawings were submitted showing a single front dormer and velux windows above the existing bay. Small windows would be inserted in the new upper floor flank elevations and three velux to the rear roof pitch. A high level ground floor window would also be inserted in the west elevation.

Relevant site history

S/15/89/TP/8483 Vehicular access – permitted.

Consultations

Sompting Parish Council*:* Whilst appears excessive **no objection** in light of other properties in the road.

Representations

None received

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

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposal will alter the balance and symmetry of the roof but hip-to-gable roof extensions can generally be constructed as ‘permitted development’ and the main considerations therefore relate to the dormer construction at the front and the raising of the ridge height.

The front dormer as proposed would together with the hipped and raised roof, change the character and design of the dwelling. It is considered however that the enlargement would not now appear so great as to present a visually unacceptable impression especially given the set back position of the house, and the similarly extended dwelling at 8 Cokeham Road to the immediate west, which has two front facing dormers. The raising of the ridge height will reduce the step between the property and this neighbouring enlarged house but a new step in roof height will be created between nos. 6 and 4, the neighbouring bungalow to the immediate east. It is not considered that this would be any different a situation to that currently prevailing between nos. 8 and 6 however and overall, the altered frontage even with the greater bulk created by the hipped roof conversion and the projecting rear dormers which will be seen from the gaps between houses, would still appear acceptable in terms of the general street scene. The rear roof and dormers would be largely out of general view and thereby of themselves relatively unobtrusive.

Residential amenity

The proposed rear dormers will not result in overlooking other than into backs of gardens but it is not considered to pose a serious risk to privacy. The side windows would light WC, bathroom and stairs and would not overlook any windows or significant outdoor amenity areas in the neighbouring plots. However, to avoid any risk to privacy, conditions requiring the proposed side windows to be obscure glazed and preventing insertion of further side windows are recommended. The build would create some increased shadowing at certain times of the day but not such as to lead to unacceptable loss of light. The added height and mass of the roof would be prominent compared to the current situation but not unduly overbearing. The long distance between the house and the field of the school to the north would be such as to prevent any major risk to its privacy.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Obscure glazed side windows
4. No further side windows
5. Permission relates to approved plans

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

Case Officer: Lawrence Simmons Date: 13 February 2014

Authorised by: Jo Morin Date: 13 Feb 2014