Expiry Date – 10/10/12

Development Control – Delegated Officer Report

Application Number: AWDM/0892/12 Recommendation – APPROVE

Site: 5 Beeding Close, Sompting

Proposal: Front dormer extension

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the south side of Beeding Close. Beeding Close is a development of 1950's semi detached bungalows in a small Close off the Upper Brighton Road.

It is not in a conservation area and is not a listed building.

Permission is sought to add a front dormer to the property. The plans also show a barn ended gable addition and large rear dormer. The agent has identified these as permitted development and the drawing states that these are to be built before the front dormer.

Relevant Planning History

S/29/99 – Rear extension. Granted 29.7.99.

S/42/96 – Rooms in roof with part hipped gable at side and front and rear dormers. Granted 30.9.96.

Consultations

Sompting Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): SCT1, BE1, CC1, CC6
National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' No.3 'Extensions and Alterations to Dwellings';

Planning Assessment

Principle

Much of the roof work proposed is permitted development. Other front dormers exist in the street. The proposed front dormer has been reduced in size and is now considered to be acceptable.

Visual amenity

Policy AH7(b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. DC Standard No.3 states that dormers should not overdominate the roof.

In this cul de sac of 22 bungalows, largely semi detached, 3 of them already have front dormer extensions. The front dormer has been reduced in width by 800mm since first submitted and no longer breaches the original hip. It is comparable in scale to front dormers elsewhere in the street. It is now considered that the proposal meets the requirements of policy AH7 (b) and the DC Standard No. 3.

Residential amenity – The proposed front dormer will not lead to any significant direct overlooking of neighbouring properties.

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 2006 Adur District Local Plan (AG1, AH7 and DC Standard No. 3, South East Plan policies (CC1, CC6, BE1) and the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 13/09/12

Authorised and signed by: P Devonport Date: 17.9.12