Development Control – Delegated Officer Report

Application Number: AWDM/1359/16 **Recommendation – REFUSE**

Site: **48 Sedbury Road, Sompting**

Proposal: **Increase widths of each of the existing front and rear dormers.**

Date of site visit: 20.09.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the eastern side of Sedbury Road. This is a predominantly residential area comprising detached and semi-detached bungalows many of which have been extended with single storey rear extensions and dormer extensions to the front and rear. The ground level slopes steeply up from south to north with the bungalows stepped to accommodate the change in level.

Planning permission is sought to extend the width of the existing dormer extensions located to the front (north-west) and rear (south-east) of the bungalow. The existing dormer on the front roof slope would be extended on both sides with the overall width increasing from 2.2 metres to 7 metres wide. The submitted drawings show that the pitched roof tile feature over the front window of the bungalow would be altered to attach to the extended front wall of the dormer.

The rear dormer extension would be extended to the north with the overall width increased from 6.1 metres to 6.7 metres. Both dormer extensions would be finished in plain tile hanging to match the plain tile hanging on the existing dormer extensions.

Relevant Planning History:

S/66/01 – Planning permission was granted in 2001 for rooms in roof with side gable and front & rear dormers and rear extension.

S/46/91 – Planning permission was granted in 1991 for rooms in roof with higher roof, gable at side and front and rear dormers.

Consultations:

Southern Water have requested that two informatives relating to connection to the public sewerage system and potential sewers crossing the site be added to any recommendation for approval.

Sompting Parish Council *s*upports the application.

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)

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policy 15 is considered relevant to the consideration of this application.

Planning Assessment

Visual amenity

At present the bungalow has one relatively modest flat roofed dormer positioned centrally within the front roof slope and one larger flat roofed dormer on the rear roof slope. The proposals would involve considerably increasing the scale and bulk of the front dormer by extending it on both sides, creating a 7 metre wide flat roofed dormer extension which would dominate the original roof slope of the bungalow. The proposed extended front dormer would not relate sympathetically in terms of bulk, scale or appearance to the original bungalow property.

The proposed front dormer extension would also relate awkwardly in relation to the existing pitched roof tile feature over the front window of the bungalow which would need to be altered to accommodate the proposed front dormer extension.

Whilst these roof extensions are not considered to be particularly sympathetic in terms of their appearance with the existing hipped roofed form of the existing bungalow, it is acknowledged that many bungalows within the road have extended into the roof space with large dormers and hip to gable enlargements. The proposed increase in the size of the dormer extensions must therefore be considered in the context of the neighbouring roof extensions which have been permitted by the Council in Sedbury Road and the nearby residential roads such as Mountview Road, Hillside Road, Herbert Road and Alandale Road.

It is noted that many of the front dormer extensions visible within the road are relatively old structures which were permitted by the Council in the eighties. Whilst the extended side profile of the proposed rear dormer would be visible from the road it would not have a harmful impact on the amenity of the area given the context of other large rear dormers within the road. The proposed front dormer if extended would comprise one of the largest front dormers within the road and would appear particularly out of keeping in terms of proportion and appearance with this semi-detached bungalow. It is considered

that the proposed front dormer extension would cause further harm to the visual amenities of the area.

Officers have sought to improve the visual appearance of the proposed front dormer extension by suggesting that the scale of the extension is reduced and the northern part of the front dormer extension is omitted. This would also avoid the enlarged dormer awkwardly straddling the existing front gable feature. Despite outlining the concerns and suggested improvements to the Applicant's Agent, no amended plans have been submitted.

Whilst there may be some scope to increase the size of the existing front dormer and it is regrettable that agreement of an improved scheme could not be negotiated, it is considered on balance that the Council could not lend support to a front dormer extension of this scale given its unsympathetic design in relation to the existing bungalow property and the visual impact on the amenities of the area.

Residential amenity

The proposed front dormer extension would cause no harm to the amenities of the northerly or southerly neighbouring occupiers as the only windows are located within the westerly front wall of the dormer and would face the road.

The rear dormer extension would extend a further 0.6 metres to the north, yet would continue to be distanced to the northerly neighbouring occupiers by the driveways and would not affect the northerly neighbouring occupier(s) private amenity.

Recommendation

Refuse

The proposed extended front dormer would not relate sympathetically in terms of bulk, scale or appearance to the existing bungalow property and would cause harm to the visual amenities of the area. The proposed front dormer extension would therefore conflict with saved policies AG1 and AH7 of the Adopted Adur District Local Plan 1993-2006, the Council's SPG DC Standard No.3 'Extensions and Alterations to Dwellings, Policy 15 of the Submission Adur Local Plan 2016 and the NPPF.

Informative

Proactive Statement – Refused (with Discussion)

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

Case Officer: Rebecca Tier Date: 31.10.2016

Authorised by: Jo Morin Date: 01.11.2016