Expiry Date – 22/6

Development Control – Delegated Officer Report

Application Number: AWDM/0539/20 Recommendation – Grant

Site: 30 Cokeham Road, Sompting

Proposal: **Hip to gable roof extension, front dormer, two front rooflights and rear dormer**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 8/6

Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the north side of Cokeham Road. The roof is unaltered. The property has a large flat roofed rear extension. It is not clear whether the garden annexe building has been constructed.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to raise the side gable and to add a large rear dormer. A front dormer and rooflights are also proposed. The application has been revised since first submitted to show a single centred front dormer as opposed to two individual front dormers.

Relevant Planning History

AWDM/1460/16 – single storey garden annex. Granted 17.11.16

AWDM/0582/15 - Householder application for permitted development for prior approval for single storey rear extension measuring 5.5m from rear wall of the original dwelling, maximum height 3.5m and maximum height of eaves 2.3m. Prior Approval not required. 4.6.15

AWDM/0574/15 - Application for Certificate of Lawfulness for proposed side gable and rear dormer and installation of rooflight windows to front roofslope. Issued 24.6.15

AWDM/0553/15 – Front dormer. Granted 25.6.15

S/30/82 – Vehicle access. Granted 28.9.82

Consultations

Sompting Parish Council: No objection

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No part of the extensions proposed will cause significant harm to neighbour amenity. The raised gable and rear dormer are permitted development by themselves.

Character

The proposed front dormer is not dissimilar to other front dormers in the street. It is an improvement on the previously proposed two front dormers. It will not be out of character.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 11.6.2020
Authorised and signed by:	Peter Barnett	Date: 11 June 2020