Application Number: ADC/0150/08 Recommendation – APPROVE

Site: 1 Arnside Close, Sompting BN15 9TR

Proposal: Rooms in roof (with rear dormer) and front porch

The Application

The application site is a semi-detached bungalow located on the west side of Arnside Close. The property has existing single-storey rear and south side extensions. The attached bungalow to the north also has rear extensions. The site is adjoined to the south by the car parking area for St. Peters Church and, to the rear, by detached and semi-detached bungalows on Silverdale Drive.

This application seeks permission to erect a flat-roofed porch on the front elevation (2 metres in depth by 2.2 metres in width) and to construct a rear dormer as part of a loft conversion. The dormer will sit centrally within the roof plane 0.7 metres off the ridge line and 1.1 metres off the rear wall. It will be flat roofed, 5.5 metres in width, 2 metres in height and 2.7 metres in depth with two identical rear-facing bedroom windows.

Consultations and Representations

Sompting Parish Council: Objects because it is felt to be unneighbourly, out of character with the existing and neighbouring properties and overdevelopment.

Third Parties: 3 letters of objection have been received from the residents of No's 2 & 4 Silverdale Drive and No.3 Arnside Close on grounds of overlooking and loss of privacy, loss of light and loss of amenity.
[NB. the resident of No.3 Arnside Close has requested to speak at the committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.
DC standard No.3 'Extensions and Alterations to Dwellings' states that dormers should not overdominate the dwelling, should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roofspace should still be clearly visible. It also states that where dwellings are less than 22 metres from principal windows of dwellings to the rear, dormers are unlikely to be acceptable as they would cause an excessive degree of overlooking. This is particularly so in areas characterised by bungalows where no overlooking exists at present.

Visual amenity

The proposed front porch, with a floor area of 4 square metres and height of 2.8 metres, is only marginally larger in size than that which is allowed under 'permitted development rights'. It would not be a detrimental feature to the bungalow, particularly as the adjoining bungalow has a similar albeit smaller flat-roofed porch.

The proposed rear dormer is not excessive in size, being set well below the ridge line and off the rear wall of the bungalow with a large amount of original tiled roofslope visible around it. It will serve two bedrooms. It would be visible from the open land at St Peters Church to the south and from the neighbouring rear gardens but it is not considered to be an incongruous feature. It complies with the design requirements as set out in the above DC standard. Although none of the immediate surrounding properties have extended into their roofspace in such a way, in the wider locality there are many examples of front and rear dormers, many constructed as 'permitted development', of far greater bulk than this proposal.

Residential amenity

The residents of the attached bungalow and those to the rear have objected to the rear dormer on grounds on overlooking and loss of privacy. The above DC standard in instances such as this states that rear dormers should be set at a minimum distance of 22 metres from the principal rear windows of facing dwellings. In this instance, the proposed dormer will be 13.5 metres from the rear boundary and 25 metres from the rear elevations of No's 2 and 4 Silverdale Drive to the rear. These distances exceed the Council's minimum standard. The existing bungalows in the immediate vicinity currently enjoy no

overlooking as none have loft conversions. However, such loft conversions can normally be carried out as 'permitted development' not subject to planning control (unless the dwelling concerned has already been enlarged). The present proposal would result in scope for some degree of overlooking rear gardens but it is not considered that it would be unacceptable as the dormer will only serve bedrooms and would directly face onto the applicant's own rear garden which is of reasonable size. As stated above, the separation between the bungalows meets the minimum requirements of the above DC standard which was adopted to protect against excessive loss of privacy.

With regard to the neighbours' objections that the dormer will cause loss of light, it is considered that the moderate size of the dormer is such that it would have a negligible impact on the light reaching the rear gardens of these neighbouring properties and would clearly not warrant refusal of this application.

It is therefore considered that this proposal is not in conflict with policies DEV1, AH7 or the DC standard.

Recommendation

REFUSED

APPROVE for reason that:-

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 policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Subject to:-

5. C1Ci (Standard time limit)
6. C12E3 (External tiles of dormer to match existing roof tiles)

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