Development Management - Delegated Officer Report

Application Number: AWDM/1188/20 Recommendation – APPROVE

Site: 31 and 33 Valley Road (31 Valley Road) Sompting, Lancing.

Proposal: Single storey front extension to north elevation.

Date of site visit: no site visit used google maps and photographs.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a pair of semi detached bungalows within north Sompting. Within this locality dwellings vary in appearance due to extensions and alterations which have taken place over time. However patterns of original building style and design can been seen within the general character of the locality. This pair was originally constructed with a hipped roof and symmetrical hipped projections on either side. Others along the street have an original central hipped projection.

The pair as existing both have rear extensions and no. 33 has a hip to gable extension with rear dormer. A Lawful Development Certificate application has recently been submitted for no.31 to have a matching development.

Permission was originally sought in this case for a front gable extension which extended from the ridge. Creating a large front projection which was considered to be bulky and overly dominant to the pair of dwellings and street scene. Amended plans have been submitted which show a hipped roof to the front projection therefore reducing its scale and prominence.

Consultations

Sompting Parish Council: - No objection. One Councillor did ask that the construction be sympathetic to and in keeping with adjoining conservation area.

South Downs National Park Authority: - No comment

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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 proposed works as amended allow for a significant reduction in bulk of the roof of the building. The prominence of the extension will be limited whilst still gaining the ground floor space. The entrance doors will be to the side of the extension. The existing hipped roof projections will remain and will be subservient to the new front extension. It is considered that as amended the proposed extension will be in keeping in character with the existing street scene. Due to the variation that occurs here within the street and surrounding area there is not a uniform pattern of development however this design does replicate those which exist and blend with the existing building design. It will be built in materials to match and is therefore considered acceptable in this case. Being a joint application the pair of bungalows can have a comprehensive change which is uniform and symmetrical. The Lawful Development Certificate mentioned above at no. 31 will also give rise to a hip to gable extension which will match no. 33 therefore improving the appearance and symmetry further.

Residential amenity

The proposed extension will be positioned forward of the front elevation of the pair. Windows serving a bedroom and a study will be to the front at ground floor. It is not however considered that there will be any significant, additional overlooking here. Windows exist to the front elevation overlooking the street and properties opposite. Although there is increased bulk this is set in away from the edge of the side boundaries of the properties. It is not considered that there will be any loss of light or overbearing impact in this case. The entrance doors will be to the side facing toward the neighbouring properties either side however there will be no loss of privacy in this case and this relationship is not unusual in residential areas such as this.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. To be carried out as a single development

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 13th October 2020

Authorised by: Peter Barnett Date: 13 October 2020