Expiry Date - 21/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1673/14 Recommendation – REFUSE

Site: 37 Highview Sompting Lancing West Sussex

Proposal: Retrospective application for rooms in the roof with rear dormer and barn ends to gable

Date of site visit: 2/12/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site consists of a two storey detached, formerly barn hipped-roofed house on a development of similar dwellings and on a prominent corner plot on a hill in the suburban area of Sompting.

The application seeks retrospective consent for a hip to gable roof extension and rear dormer with south facing windows and arises following an enforcement investigation (AWEN/0331/14).

Consultations

Sompting Parish Council:

Object. It represents an unacceptable intrusion into the visual amenity of the neighbourhood; it is out of character and scale with the neighbouring properties, detrimental to the street scene and adversely affects the amenity of the neighbourhood.

Adur-Worthing EHO

No objections

Representations:

Two representations from neighbouring residents citing loss of privacy and poor design.

One supporting representation citing good design and the frequency of similar roof additions in the locality.

Relevant Planning History

S/71/86/TP/10215 - Outline application for clearance of existing buildings &

development of southern part of site with 35 dwellings and garages

S/47/87/TP/10175 - Residential development comprising 27 two-storey houses & 12 bungalows garages, car park and estate road.

Permitted development rights for extensions were removed by way of condition attached to this permission.

Planning permission was refused under AWDM/1418/14 on 09.12.2014 for rooms in roof with 3 pitched-roof dormers, sunpipe, front rooflights and south side window at 1 Highview nearby, on grounds the rear dormers would not relate sympathetically to the scale or appearance of the existing dwelling, and would constitute a visually dominant and intrusive form of development.

Relevant Planning Policies and Guidance

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)

Planning Assessment

Principle

The proposal comprises upgrading of 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.

Residential amenity

The properties at nos.6 and 7 Hillbarn Avenue to the south are set lower in topography relative to the application site dwelling with the fall in land level towards the south. The dormer with its rear windows causes a marked loss of privacy for these neighbouring dwellings and their rear gardens. The dormer also appears unduly dominating from the viewpoint of these dwellings and their occupiers' outlook is clearly harmed.

Visual amenity

The other main issue is the impact of the development on the character and appearance of the existing house and the street scene. The dormer and hip-to-side gable is clearly visible within the street scene by reason of the visual prominence of the dwelling on a corner plot and on a rising land level.

The rear addition is exceptionally large and is a substantial, over-obtrusive and unduly dominant projection that dominates views from the south and the public realm generally. It represents a very poor form of design and is markedly disproportionate in terms of the neighbouring dwellings to the east

and the modest scale of the dwellings to the south. Overall it is a strident and incongruous form of development completely out of character with the form of the dwellings in the locality including those that have been extended and markedly damaging to the street scene.

Recommendation

REFUSE for the reason:-

The development is unacceptable in that the size, form and position of the rear roof extension and dormer relate unsympathetically to the appearance, design and scale of the existing house and with their high degree of prominence in the locality are visually disruptive to the character of the area and seriously harmful to the street scene. The dormer and windows also cause unacceptable loss of privacy and outlook for the purposes of the occupiers of the neighbouring properties to the immediate south at nos. 6 and 7 Hillbarn Avenue. The development is therefore contrary to saved policy AH7 of the Adur District Local Plan and the NPPF.

Is recommendation contrary to letter(s) of representation? Y – letter of support

Case officer sign. L Simmons Date: 12/1/15

Authorising Officer sign. J Morin Date: 13.01.2015