Expiry Date – 21/1/20

Development Control – Delegated Officer Report

Application Number: AWDM/1736/19 Recommendation – Grant

Site: 67 Abbey Road, Sompting

Proposal: Rooms in roof with side hip to gable roof extension, front and rear dormers and front roof light.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/12

Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the east side of Abbey Road, which is just off Cokeham Road. The property has been extended at the rear with a single storey extension. No. 69 has a rear conservatory but the roof is unaltered. No. 63 has a raised gable and front and rea dormers.

There are many and varied examples of roof alterations to the bungalows in this road including large front dormers, raised gables and large rear dormers.

It is not in a conservation area and is not listed.

Proposal

Planning permission is sought to gable the roof and to add front and rear dormers.

This application follows a refusal for a similar development last year.

Relevant Planning History

AWDM/1422/18 - Single-storey rear extension. Granted 9.11.18

AWDM/0798/18 - Rooms in roof with side hip to gable roof extension, front and rear dormers, front roof light and first floor window to north elevation. Refused 12.9.19

Consultations

Sompting Parish Council: No objection.

Representations

No 69. would like hours of working restricted to 9am to 5pm Monday to Friday only.

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.

Character

There are many examples of hip to gable roof extensions and front, rear and side dormers in Abbey Road. No. 65, to the north, has gabled their roof and added a very similar front dormer to that proposed now. They also have a rear dormer extension.

In the previous refusal the rear roof extension proposed was considered to be excessively large, notwithstanding the many roof extensions in the area.

This revised application pulls the rear dormer in from both the outside wall and party wall, unlike the original which was full width. The front dormer has also been reduced in size.

It is now acceptable.

Neighbour amenity

It is not considered that any significant harm to neighbour amenity would occur.

No hours of construction condition is recommended in this case. This condition is usually only applied to larger scale developments. Noise nuisance is controlled under Environmental Health legislation.

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 assessing the proposal against all material considerations,

including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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? Yes.

Case Officer signed:	MOK	Date: 07.01.2020
Authorised and signed by:	Peter Barnett	Date: 7 January 2020