Expiry Date – 18.1 eot sought to 25/1

Development Control – Delegated Officer Report

Application Number: AWDM/1793/18 Recommendation – Grant

Site: 22 Alandale Road, Sompting

Proposal: Rooms in roof with front dormer to west elevation (hip to gable roof extension and rear dormer to be constructed under Permitted Development)

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 24/1

Site and Surroundings

This application relates to a semi detached bungalow on the east side of Alandale Road. No. 22 and its pair, No. 24, are unextended at roof level. They have differing ridge lines, as originally built. There are many examples of roof extensions in the street including raised gables and front and rear dormers. Nos. 12, 14, 18, 23, 27, 31, 33, 34 and 35 have front roof extensions. No. 23, opposite, has recently extended into the roof including a raised gable and front dormer with permission given in 2011, ADC/0118/11 refers.

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

Proposal

Roof extensions are proposed to create three bedrooms and a bathroom in the new roofspace. A hip to gable roof extension and rear dormer are proposed under PD. This application seeks permission for the smaller front dormer only.

Relevant Planning History

None.

Consultations

Sompting Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
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

The raised gable and rear dormer are to be erected under permitted development. The front dormer is similar to others in the street. It will be at least 25 metres form the front dormer erected at No. 23. The extensions will not be harmful to neighbour amenity. A condition requiring the side gable window to be obscurely glazed and non-opening below 1.7 metres in accordance with GPDO PD conditions.

Streetscene

Many front dormers of a similar scale have been added in the street. These works will not be harmful to the streetscene.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Side gable window obscure and non-opening below 1.7 metres.

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: 24.1.19

Authorised and signed by: Peter Barnett Date: 25 January 2019