Development Management - Delegated Officer Report – Site Notes

Application: AWDM/0006/17 **Recommendation – Approve**

Site: **121 Howard Road**
Sompting

Proposal: **Rooms in roof with front dormer to south elevation (rear dormer to north elevation and side hip to gable roof extension to west elevation to be constructed under permitted development)**

Date of site visit: 02.03.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

It is proposed to construct rooms in the roof of this semi-detached bungalow which is situated in an elevated and prominent position facing south in Howard Road. A gable and rear dormer are also proposed but it is agreed that they can be built as permitted development. Therefore only the single flat-roofed dormer to the front elevation is for consideration under this application. It would be 2m high, 2.4m wide and 2.7m deep projecting from the roof.

No.119 adjoining to the east has a front dormer which is slightly larger than that proposed at No.121. Many of the bungalows around the area have various rooms in roof and roof alterations.

Relevant site history

None

Consultations

Parish: No objection.

Representations

None

Relevant Government Legislation and Guidance

National Planning Policy Framework (CLG 2012)
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

As stated many of the dwellings in the area have rooms in the roof in many different forms. This proposed front dormer is not considered out of keeping with the bungalow or the area in terms of size and appearance and it would not adversely affect visual or residential amenity.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**
3. **Materials**

Case Officer: Sarah Crease Date: 8th March 2017

Authorised by: Gary Peck Date: 8 March 2017