EXPIRES 29/4

Development Control – Delegated Officer Report

Application Number: ADC/0066/10 Recommendation - Permit

Site: 65 Ullswater Road, Sompting, West Sussex BN15 9UG

Proposal: Loft conversion with rear dormer and raised ridge.

The Application

The application relates to a detached bungalow located on the west side of the road, within the built up area of Sompting.

The dwelling has a ridged roof with north and south side gables, and a rear, north side projection with pitched roof. Inset to the south of the rear projection is a narrow flat-roofed extension across the remainder of the rear of the dwelling.

The proposals are for a loft extension which would incorporate the raising of the roof ridge and the addition of a rear dormer with rear facing Juliette balcony and two rear roof lights and four front facing roof lights. The roof would increase in height by 0.75m and would be set back from the existing roof line by 1m. The dormer would be 5.9m in width, by 2m in height, by 2.6m in depth. The additional accommodation would serve two bedrooms (one with ensuite bathroom).

The bungalows directly to the north (No.67) to the south (No.63) and opposite (No.34) all have higher roof lines than the application dwelling, with the roof at No.34 having been subject to planning approval in 2003 (S/10/03/TP).

Consultations and Representations

Sompting Parish Council: No comments received.

Third parties: There have been no neighbour objections received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
The main concerns would be the effects on the appearance of the street and on the residential amenity of the neighbouring dwellings.

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general and accord with the Council's DC standards.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that roof extensions should respect the scale, character and appearance of existing dwellings. Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance.

Visual amenity
The existing roof ridge is lower than the properties immediately to the north and south. Raising of the ridge of the application dwelling would bring it into line with the two adjacent properties and would therefore not look out of keeping with the surrounding area.

The proposed rear dormer window would be unseen from the street and thus would have a limited affect on the appearance of the streetscene. Despite the dormer being relatively large it is not considered that it would be out of character or would over dominate the existing large roof plane, particularly as many of the surrounding dwellings have dormers of a similar scale.

Residential amenity
The proposed dormer window faces due west towards open countryside, and towards the rear of the gardens of the adjacent properties (No's 63 & 67), but it is considered that it would not have a harmful effect on the privacy of these properties.

A side bedroom window in the north side gable is proposed, however it is stated that this would be obscurely glazed. A planning condition ensuring that only the upper portion is openable is also recommended.

Recommendation

Approve for the reason that:

1PPi

1. C1Ci
2. C12Eii

3. C12E3 – amended to read dormer
4. C18Civ – amended
   The window in the north side elevation of the extension shall...etc.....opening light as shown in the approved plan and elevation drawing dated received 04 March 2010.
5. The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, block plan, plans and elevations date stamped received 04 March 2010
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer: [redacted] 7/4
Date: 06.04.10