Development Management - Delegated Officer Report

Application Number: AWDM/0031/14 Recommendation – Approve

Site: 89 Howard Road, Sompting, Lancing West Sussex, BN15 0LP

Proposal: Two dormers to front elevation. (Side gable and rear dormer to be built as permitted development).

Date of site visit:

Neighbours checked: Y/N

Additional neighbour notifications: Y/N

Proposal, Site and Surroundings

The application property is a semi detached hip roofed bungalow on the north side of Howard Road, backing onto the South Downs National Park. It has a lower ridge than its attached neighbour. The proposal is to construct a hip to gable roof extension and a large rear dormer as permitted development and to construct two flat roofed dormers at the front. The front dormers will measure 2m wide, 1.6m high and 2m deep.

Relevant site history

None relevant

Consultations

Sompting Parish Council: Support

Representations

None received

Relevant Planning Policies

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'
Assessment of Saved Policies (ADC 2013)
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.

Visual amenity

The front dormers would be relatively modest additions to the roof, retaining adequate space to the eaves and outer edge of roof (approximately 1m in both cases). There are many examples of front dormers within the street, albeit predominantly single larger dormers rather than the two smaller dormers now proposed. The current proposal will be less bulky and will not dominate the roof to the same extent. It is not considered that any visual harm will arise from the proposal.

Residential amenity

The front dormers will not result in loss of amenity for neighbouring occupiers. The site is almost directly opposite a road junction and will not cause harmful overlooking.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer: Peter Barnett Date: 25 February 2014

Authorised by: Gary Peck Date: 26 February 2014