Expiry Date – 30/7

Development Control – Delegated Officer Report

Application Number: AWDM/0806/18 Recommendation – Grant

Site: 35 Mountview Road, Sompting

Proposal: Rooms in roof with increase to roof ridge height by 0.4m and side hip to gable roof extension, rear dormer to east elevation and two rooflights to front (west) elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12/7

Site and Surroundings

This application relates to a hipped roof semi detached bungalow on the east side of Mountview Road. Mountview Road rises up from Valley Road. As built, No. 35 has a higher ridge line than its semi detached neighbour, No. 33. The property has a shared driveway on its north side and a detached garage at the rear. The property has been extended at the rear with a single storey extension.

The property is not in a conservation area.

Proposal

Planning permission is sought to raise the ridge height of this bungalow by 400mm and to create a gabled end. A large rear dormer is also proposed and two front roof lights. The extension creates two first floor bedrooms, one en-suite.

Relevant Planning History

S/34/03/TP – single storey rear extension. Granted 24.6.03

Consultations

Sompting Parish Council – supports the application.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012

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.

Visual appearance

Many of the neighbouring properties have enlarged their roofs with hip to gable roof extensions and front and rear dormers, including No. 37.

No. 33, the paired semi has an unaltered roof. Because of the rising ground level No. 33 already has a lower ridge line. The increase in ridge height proposed will increase this differential by 400mm. However, as differing ridge heights are a common feature in the street and others have increased their ridge heights this will not be unusual. If, in the future, No. 33 extends into the roofspace the original differential will be restored. The raised gable will unbalance the pair of semi's but so many varying roof extensions have been added in the street the hipped roof character is undermined.

A full width rear dormer is proposed. This will not be readily visible from the street. Only rooflights are proposed on the frontage.

Neighbour amenity

No. 37 has its driveway adjoining the site. Adequate separation exists. The rear dormer is not untypical of others added to the rear of many bungalows in the area. The roof extensions would be more than 17 metres from the rear garden boundary.

No significant impact will occur.

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? No.

Case Officer signed:	MOK	Date: 17/7/18
Authorised and signed by:	Peter Barnett	Date: 17 July 2018