Development Control – Delegated Officer Report

Application Number: AWDM/1163/16 Recommendation – APPROVE

Site: 12 Mountview Road, Sompting

Proposal: Rooms in roof with increase in ridge height, side gable, front and rear dormers and two roof lights to front elevation.

Date of site visit: 09.08.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the western side of Mountview Road. This is a predominantly residential area comprising similar semi-detached bungalows many of which have been extended with single storey rear extensions and dormer extensions to the front and rear. The ground level slopes steeply up from south to north with the bungalows stepped to accommodate the change in level.

Planning permission is sought for a raised roof, hip to gable roof extension, one front dormer and one large rear dormer to the existing bungalow. The ridgeline of the existing roof would be raised by 400mm in height and the roof extension would extend across to create a hip to gable enlargement at the northerly end of the bungalow. The rear dormer would comprise a large flat roofed extension to the rear roof slope measuring 6.5 metres in width, 2.8 metres in depth and 2.5 metres in height. The front dormer would comprise a smaller box dormer which would measure 2.4 metres in width, 1.5 metres in depth and 1.8 metres in height.

The new hip to gable extension and dormer extensions would be externally clad in vertical tile hanging to match the existing property.

Relevant Planning History:

ADC/0247/07 – Planning permission was granted in 2007 for a single storey extension to the rear of the property which has been built

Consultations

Sompting Parish Council support this application.

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'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The application property is the higher property within a pair of semi-detached bungalows comprising 10 and 12 Mountview Road, the ridge line of the application property therefore currently sits approximately 0.4 metres higher than the southerly neighbouring property. The proposed raising of the ridge line by a further 0.4 metres would make the application property approximately 0.8 metres higher than the attached southerly neighbouring property which would create unbalance between the application property and the southerly neighbouring bungalow in comparison to other pairs of bungalows. The side profile of the extended roof line would be particularly apparent when viewed from the south above the lower roof of the neighbouring bungalow and the full extent of the northerly gable end of the extension would be visible from the gap between No.'s 12 and 14 Mountview Road.

However, it is noted that a number of planning permissions for roof extensions to similarly designed bungalow properties within the surrounding roads have been granted by the Council recently due to precedent of larger dormer extensions and roof extensions being visible on bungalows within this residential area in Sompting (AWDM/0451/15 – 31 Hillside Road, AWDM/1602/13 – 18 Herbert Road). On a previous planning application for an increase in the ridge height of one bungalow within a pair of staggered height bungalows the Case Officer tried to secure a reduction in the increase of the ridge height and were advised that it would not possible to carry out the loft conversion without raising the ridge height in order to provide adequate head height (AWDM/0451/15 – 31 Hillside Road refers).

Taking this into account, it is considered that the proposed extensions would be very similar in design and scale to many other dormer and roof extensions to bungalow properties within the same locality and this defines the current visual context of residential development within Mountview Road and the surrounding residential roads.

The front dormer would be flat-roofed and offset slightly from the ground floor window below but this is a form of development common to the properties in the same area and overall, given the vertical alignment of the panels and matching materials as proposed, it would not be out of keeping in terms of the public view.

In the context of surrounding residential development it is considered on balance that the proposed extensions would not appear unduly prominent

within the street scene and would not result in sufficient harm to the visual amenities of the locality as to warrant refusal of permission.

Residential amenity

The proposed rear dormer would be incorporate two windows within the rear elevation, one serving a bathroom and one serving a bedroom. A roof light serving a staircase would also be inserted within the rear roof slope. These windows would face west and would be well distanced to the neighbouring garden of the neighbouring property located to the west. No windows would be incorporated within the northerly or southerly side walls of the roof extensions and therefore the proposed extensions would cause no loss of amenity to the occupiers of bungalow properties to the north or south of the application site.

The neighbouring bungalow to the north is located at an elevated land in comparison to the application site and as such sits higher than the application bungalow. The proposed hip to gable enlargement would also be distanced to the neighbouring bungalow by two driveways serving the application property and the northerly neighbouring property and would not therefore cause any loss of light or outlook to the northerly neighbouring bungalow.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Approved Plans
3. Matching materials
4. No side windows without permission (north or south sides)

Informative

Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 01.09.2016

Authorised by: Jo Morin Date: 05.09.2016