Development Control – Delegated Officer Report

Application Number: AWDM/1111/20 Recommendation APPROVE

Site: 21 Meadowview Road, Sompting, BN15 0HU

Proposal: Conversion of roof space including hip to gable roof extension and front and rear dormers

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a hipped roof, semi-detached, bungalow dwelling situated on the south side of Meadowview Road.

The street is characterised by semi-detached bungalows and many have rear extensions; some have front and/or rear dormer extensions; and a few have undertaken a hip to gable roof extension.

The site is not within a Conservation Area and the property is not a Listed Building.

Proposal

The application seeks permission to provide a hip to gable roof extension together with the addition of 2no. rear dormers and 1no. front dormer together with a new rooflight to the front roofslope.

Relevant Planning History: None

Representations:

Sompting Parish Council: No objection

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide roof extensions.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

There are other properties within Meadowview Road who have undertaken a hip to gable roof extension, along with front and/or rear dormers. The proposal therefore will not be out of visual character with the street scene.

The application proposes 2no. rear dormers, with the larger of the two being over the existing single storey pitched roof rear extension, and the smaller of the two being over the flat roof rear extension, thereby offering some visual symmetry to the rear of the bungalow.

The front dormer will be positioned over the new roof area, and will not be overly large, measuring only some 2.2m wide x 1.7m high x 2.2m deep. The dormer is positioned above and in line with the ground floor window, which again offers some visual balance to the elevation.

Residential Amenity

The properties that could be affected by the proposal are the neighbouring properties no.'s 19 and 23 Meadowview Road; the bungalow on the opposite side of the road no.8 Meadow View Road; and finally the contiguous property to the rear no. 16 Beeding Close.

All the neighbouring properties within Meadowview Road will be able to see the roof dormers and the new gable, but it is deliberated that none of the properties will have their existing residential amenities negatively affected.

The contiguous property to the rear is relatively divorced from the application site and is positioned more than 30m distant, thereby this property also will not have their existing residential amenities affected

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 26.08.2020

Authorised by: Gary Peck Date: 26 August 2020