Development Management – Delegated Officer Report

Application Number: AWDM/1697/22 Recommendation: APPROVE

Site: 12 Howard Road, Sompting, West Sussex

Proposal: Rooms in roof consisting of front and rear dormer with increased ridge height.

Date of Site Visit: 7th November 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached hipped roof bungalow with a single storey rear extension. Consent was originally sought to extend the bungalow to the side incorporating a loft conversion with hip to gable extension and large front and rear flat roof dormers. It was considered that officers could not support the large dormers and the design entailed the dormers straddling the roof which represents poor design. This combined with the side extension created a large and bulky development detrimental to the character and appearance of the existing bungalow and street scene.

Amended plans have been received which show the side extension removed. The dormers have been reduced in size and the ridge increased slightly so the dormers meet the ridge, both dormers have been reduced in scale. Materials to be used will match existing.

Representations

Original plans: - Objections from the owner/occupier of no. 53 and 55 Howard Road.

- Loss of privacy
- The upstairs front dormer will overlook the main living areas of the house.
- All other properties have velux to the front, the only dormer extension is obscurely glazed.
- Set a precedent

Amended plans: - Objection from owner/occupier of no. 53 Howard Road.

- Objections still remain. The application site is elevated therefore direct level with the downstairs windows.
- Proposed development would set a precedent for further development which overlooks neighbouring properties.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposals as amended show a development which is in keeping with the street scene and the existing bungalow, maintaining a reasonable gap to the side. There are other examples of front and rear flat roof dormers and hip to gable extensions locally. The raising of the ridge is consistent with other development within the street scene where a similar approach has been used to avoid dormers straddling the roof. Materials to match existing will be in keeping with surrounding properties.

Residential amenity

Objections have been received from the owner/occupiers of the properties opposite the site. There is concern that the front dormer will overlook the windows opposite. This may be the case, however front windows facing the street are not private as existing. They are subject to overlooking from the street as they face onto a public area. Although there may be an elevated view this will not be direct and any overlooking as stated is onto an already non private space. There would not be justification in planning terms to refuse the proposal on this basis. The dormer window has been reduced from that previously submitted therefore a single window now overlooks the street.

The increased bulk due to the hip to gable extension, raised ridge and dormers would not be such to significantly reduce light or have an overbearing impact upon the adjacent occupiers. Indirect overlooking will occur to the private gardens to the

rear on either side however this would be the case with a rear dormer which could be constructed under permitted development therefore having the same impact.

A high level window is proposed on the ground floor on the east elevation this is replacing an existing window so no increased overlooking will occur in this case.

In the light of the above the proposals as amended can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional openings on the side elevations.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 19th December 2022

Authorised by: Peter Barnett Date: 19 December 2022