Development Management - Delegated Officer Report

Application Number: AWDM/1424/23 Recommendation – APPROVE

Site: 32 Abbey Road, Sompting, BN15 0AB

Proposal: Proposed front dormer

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached, hipped roof, bungalow, positioned on the east side of Abbey Road, Sompting, and has an existing rear extension and also an out-building to the rear. The front area is hardsurfaced for the parking of cars, and has an existing vehicular crossover.

The Robert Woodard Academy School is located directly to the rear of the application site.

The street is characterised by predominantly semi-detached bungalows, many with dormers to the front and or rear. Many bungalows also have rear and or side extensions.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to provide a small dormer to the front roofslope above the main window of the bungalow, and a rooflight also on the front elevation, which will be positioned on the recently approved hip to gable extension.

The dormer measures some 2.42m wide x 2.63m deep x 1.7m high

Relevant History:

AWDM/1044/23 Application for a Lawful Development Certificate for proposed rear dormer and hip to gable. **Granted 14.09.2023**

Representations:

Sompting Parish Council: No objection

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises the creation of a front dormer on a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

Many properties within Abbey Road have undergone roof extensions in some form, and what is proposed on the front of no. 32 is modest in size and will not dominate the roof form.

The front dormer is positioned above the ground floor window for visual symmetry, and the new front rooflight is positioned above the new stairs, and whilst not directly above the smaller ground floor window, it is within close proximity to it for it to also look balanced.

Both the front dormer and the front rooflight are positioned lower than the height of the roof ridge, and are set in from the sides of the roof, thereby they will not appear cramped or bulky on the front elevation.

It is not considered that the front dormer and front rooflight will be out of character or appearance with the street, and they will not result in any material harm to the existing neighbouring properties by way of loss of amenities

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: 29.11.2023
Authorised by:	Peter Barnett	Date: 4 December 2023