Development Management - Delegated Officer Report

Application Number: AWDM/0823/12 **Recommendation – Approve**

Site: **6 Osborne Drive, Sompting, Lancing, West Sussex BN15 9UY**

Proposal: **Roof extension to form gable end, rear dormer and 2 front dormers**

Date of site visit: 10 July 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached pair of hipped roof bungalows with front gable projections. It is proposed to construct a hip to gable roof extension with a rear flat roofed dormer and two hip roofed dormers at the front. The hip to gable extension and rear dormer has a combined volume of 46 cubic metres and could be constructed as development permitted under Class B of the GPDO. The main consideration is therefore the impact of the front dormers in the street scene. They will measure 1.5m wide, 2m high and 1.6m deep with a hipped roof 0.3m below the existing ridge.

There is a single storey extension at the rear.

Relevant site history

ADC/0191/10 - Demolish existing conservatory and erect a single-storey rear extension. Approved July 2010

Consultations

None

Representations

5 letters of objection received from the occupiers of 1, 3, 4, 5, 8 Osborne Drive raising the following concerns:

- Proposals are obtrusive and will result in overlooking
- Velux windows would give adequate light and reduce privacy loss
- Harmful to appearance of road
- Loss of property value
- Could set a precedent

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

There are a number of dormer windows visible within the street, mainly flat-roofed but with some pitched roof examples. The proposed front dormers are modest additions which will not dominate the roofslope or harm the street scene. They leave a reasonable proportion of roofslope visible and are well positioned up the roofslope, away from the eaves and edge. They are considered to comply with the guidance in DC Standard No.3.

The hip to gable extension and rear dormer have a volume of approximately 46 cubic metres and could be constructed as 'permitted development.' While the rear dormer is large, it will be at the rear and will not be widely visible (although it will be seen from a garage court at the rear). In light of the fallback position of being able to construct most of the roof extensions as 'permitted development', the objections from local residents to the appearance of the proposal are not considered to be sustainable.

Residential amenity

The proposed front dormers will face over the street and will not cause a loss of privacy to the dwellings on the opposite side of the road. The rear dormer faces a garage block at the rear and will not cause a loss of privacy. Dwellings beyond the garage court are some 40m away. A window is proposed in the side gable which will face the gable of the neighbouring bungalow (which does not contain a window at upper floor level). The plans indicate that the window will be obscure glazed up to 1.7m above floor level and clear thereafter. Notwithstanding that there are no windows in the adjacent gable, it is considered that the proposed side window should be obscure glazed in its entirety. The room it serves (bedroom) also has a window at the rear and would enjoy an outlook over the rear garden of the property.

Accessibility and parking

This will be unaffected by the proposal.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in east side wall of the extension etc
4. Obscure glazing
5. Permission relates to approved plans

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

Case Officer: Peter Barnett Date: 3 August 2012

Authorised by: P Devonport Date: 3.8.12