Expires. 30/1/07

Development Control – Delegated Officer Report

Application Number: ADC/0469/06 **Recommendation - Application Permitted**

Site: **48 Abbey Road Sompting Lancing West Sussex**

Proposal: **Front dormer**

The Application

The property consists of a semi-detached dwelling adjoining no. 50 Abbey Road to the west and a large field/playing area to the east. The dwelling has a gabled roof and a small protruding gabled front, which mirrors the attached property, and is similar to a number of the semi-detached dwellings within the street scene. The dwelling has rendered elevations and a tiled roof.

The application proposes to erect a front dormer measuring 3.4m in width, 2m in depth and 1.6m in height. The dormer is to be located to the western side of the roof space clear of the protruding gable. The dormer is to have a slightly pitched roof and will provide two additional bedrooms in the roof space.

Consultations and Representations

Consultations/Comments
The Sompting Parish Council has objected to the proposal, noting that the development would be greatly out of scale with the neighbouring properties.

[**NB**. The Sompting Parish Council's comments are based on the original application. Amended plans have since been received, however, the Parish Council has not been re-consulted due to assessment time constraints.]

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant planning issues for this application include the impact of the proposed front dormer on the character of the existing dwelling and the character of the street scene.

The original application proposed a front dormer which measured 4.5m in width, 1.8m in height and 2m in depth. The original front dormer was considered to have an overbearing effect on the dwelling and to be inconsistent with the scale of other front dormers within the street scene.

There are a number of flat roofed front dormers present in the near vicinity of 48 Abbey Road. On the opposite side of Abbey Road No. 44 has a front dormer with a width of 2.8m, a height of 2.1m and a depth of 3.6m which was approved by S/40/03/TP. No. 42 Abbey Road has a front dormer measuring 2.3m wide, 2.2m high and 3.6m deep approved by S/47/00/TP. Given the dimensions of the previous dormers approved in the near area, it was considered that the proposed dormer should be reduced in size to reduce the over dominating visual impact of the dormer and to be more consistent with the existing dormers in the area.

An amended application was received which reduced the width of the dormer by 1.1m, taking the dormer clear of the protruding gabled roof. The amended dormer is still slightly wider than those approved in the near area (at 3.4m wide) but it is also noted that the amended dormer is not as deep or as tall as other dormers approved in the near area and as such is less obtrusive in the roof space. The reduced size of the dormer is considered to be more in-keeping with the scale and design of the dwelling. Although the dormers in the near area have predominantly flat roofs, the slight pitch of the dormer is not so visually prominent as to cause the dormer to be wholly out of character with the existing dormers. The slight roof pitch also reduces the visual length of the dormer.

The comments received from the Sompting Parish Council are noted, however, the amended plans are considered to address their concerns by reducing the original bulk of the dormer and thereby making the dormer more consistent with the character and scale of the dormers on neighbouring properties.

On the whole, the amended front dormer is not considered to be so out of keeping with either the character of the dwelling or with the scale of other dormers within the street scape as to warrant refusal. The proposed dormer should therefore be approved.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C14Aii....on 19 January 2007...
   Reason: policies AH7 (ADLP) and DEV1 (WSSP)
3. C12E3 .... of the dormer.....

Case Officer:.....

Date: 25.1.07

Head of Planning and Community Division: Peter Davies

Date: 29.1.07

Chairman of Planning and Regulatory Committee:.....

Date: D. J. Mills 29/01/07