Expiry Date - 18/03/2011

Development Control – Delegated Officer Report

Application Number: ADC/0018/11 **Recommendation – Permit Application**

Site: **10 Meadowview Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension and front dormer (with side gable and rear dormer as 'permitted development')**

The Application

The application property is a semi detached hip roofed bungalow located on the north side of Meadowview Road. It has a conservatory which runs across part of the rear elevation. The application proposes to convert the roofspace into living accommodation with a side gable, rear dormer and front dormer, plus a single storey flat roofed rear extension. The hip-to-gable extension and rear dormer are 'permitted development', having a volume of just less than 50 cubic metres.

The front dormer is to be flat roofed and will measure 1.8m wide, 2.5m deep and 1.6m high. The rear extension will measure 2.9m high, 3.5m deep and 6.3m wide. It will be within 0.1m of the boundary and will contain a lantern on the flat roof.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Expiry Date - 18/03/2011

Planning Assessment

Policies

Policy AH7 refers to residential extensions. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The front dormer would sit below the ridge and is of a modest size which will not dominate the roofslope. There are several examples of front dormers in the street, although these tend to be at the western end of the street rather than in the immediate vicinity of the property. However, it is not considered that the dormer would be unduly out of character.

The pair of dwellings are currently unaltered from the front and the hip-to-gable extension will imbalance their appearance. However, this element of the application is 'permitted development', as is the large rear dormer.

The rear extension will be 3.5m deep which accords with the Council's DC Standard and will not adversely affect the character of the property.

Residential amenity

The front dormer extension will have little impact on residential amenity.

The rear extension will be 3.5m deep which accords with the Council's DC Standard and should not result in any significant impact on the residential amenities of the attached dwelling.

To the west, No. 12 is approximately 6m from the side of the extension and separated by a pair of garages and is not affected by the proposal.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei AH7
3. This permission relates to the following approved plan date stamped received 21 January 2011:
   Scale 1:1250 Location Plan, Drawing No. JW/10/64 (Block Plan, Proposed Plans, Elevations and Section)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 17 February 2011