Expiry: 15/7

Development Management - Delegated Officer Report

Application Number: AWDM/0647/24 Recommendation – Grant

Site: 39 Abbey Road, Sompting

Proposal: Roof extensions to bungalow: raised side gables and rear dormer including 700mm raised ridge height, existing roof and dormer removed.

Date of site visit: 19/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a hipped roof bungalow on the east side of Abbey Road in the established residential suburb of Sompting. It has a gabled front projection. Abbey Road is a largely circular road made up of inter war bungalows. The site is on a corner plot and there is a garage at the end of the rear garden which is set back from the road. Like many bungalows in this road it has been extended into the roofspace with a wrap around dormer to create an additional bedroom and also has a rear conservatory. It is painted and rendered under a tiled roof

The site is not in a conservation area and is not a listed building. There are no protected trees on the site. There is no known flood risk associated with the site.

This application has been revised since first submitted. It was originally proposed to add a new fist floor lifting both the eaves and the ridge line to fully two storeys. It is now proposed to replace the existing roof with a fully gabled roof, rear dormer and three rooflights. The new roof will culminate in a full ridge, as opposed to the existing flat top, meaning an increase in ridge height of approximately 700mm. The eaves line will remain as currently. The new roof is to be covered in composite blue slates with the rear dormer clad in white composite interlocking weather boarding.

Two bedrooms and a bathroom are proposed in the new upper floor. Again, the existing rear conservatory is shown to be removed.

Relevant Planning History

AWDM/0655/24 - Demolition of the existing garage and replacement with a single storey, 2no. bedroom bungalow. Pending

Consultations

Sompting Parish Council: Supports the application.

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Representations

No responses received to the re-notification on the revised proposal.

4 neighbours objected to the original proposal as follows:

1. Out of character in a street of bungalows or bungalows with roof extensions only.
2. More obtrusive as this is a corner plot.
3. Inadequate parking.
4. Extra traffic, noise and building dust will make the process an environmental nightmare.
5. Further development will make access for emergency vehicle difficult.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 3, 15 and 18.
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves upgrading 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 including highways considerations.

Residential amenity

The neighbour at No. 41, to the south has a side bathroom window and a kitchen window onto a dining area. The kitchen has patio doors onto a conservatory that leads out to the rear garden. The main rear walls of both properties largely line through. Due north of No.41 and with a dormer window that already overlooks 41's garden it is not considered that the roof extensions will cause significant harm to the living conditions of occupiers of No. 41.

In terms of neighbours elsewhere in the street the proposal is sufficiently removed from them not to cause neighbour harm.

Visual amenity

The revised proposal retains the current eaves line consistent with all the bungalows in the street. Some gable additions, half hip additions and side dormers have been added to neighbouring bungalows. The general roofline has been variously altered.

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The raised gables will not be out of character and the proposed raised ridgeline will not cause significant harm on this detached house. There is already a dormer window with side and rear windows so the rear dormer proposed will not lead to significant harmful overlooking. The front rooflights will have no significant impact either.

The new roof is to be covered in artificial blue slate, akin to dark grey. The rear dormer will be in white weather boarding. There are front dormers in the street in light coloured weather boarding,

Recommendation

APPROVE subject to conditions

1. Approved Pans
2. 3 years
3. Materials as specified
4. No gable windows
5. Hours of working

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

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 31/7/24
Authorised by:	Peter Barnett	Date: 31 July 2024