Development Control – Delegated Officer Report

Application expiry: 03.01.07

Application Number: ADC/0422/06 Recommendation - Refuse

Site: 28 Bramber Close Sompting Lancing West Sussex

Proposal: Rooms in roof (with side gable and front and rear dormers)

The Application

The application property is the northern half of a pair of semi-detached bungalows on the east side of Bramber Close which backs onto Upper Boundstone Lane.
The proposal is for rooms in the roof with side gable and front and rear dormers.

The property has in the past had consent for a rear conservatory (S/30/03/TP) which although only 60 cubic metres required planning permission due to the property backing onto Boundstone Lane.

Consultations and Representations

Consultations/Comments

Sompting Parish Council	Objection. The Parish Council believes this development would be un-neighbourly, out-of-scale and out-of-keeping with its surroundings.

Third Parties

The occupier of the adjacent dwelling (No.30) has written in to say that they have inspected the plans and I see no problem if it is constructed as I see it, no windows to look down on the south side of my bungalow from the new construction of the loft conversion.

Contributors

Sompting Parish Council object to the proposals as they believe the development would be un-neighbourly, out-of-scale and out-of-keeping with surrounding properties.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12.

Planning Assessment

The relevant planning concerns are the effect the proposals will have on the visual and residential amenity of the area.

Policy AH7, relates to householder proposals, and requires that design and materials are sympathetic to the original dwelling and the area in general and that proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings.

The proposed hip to full gable roof extension on the north side of the property is usually resisted in an area whose character is predominantly hipped roof bungalows, however two of the other properties in the Close have been given planning permission for full gable extensions and others have been constructed under 'Permitted Development', and it is considered that the proposed gable would not be out of character for the locality.

The proposed front and rear dormers would sit upon a small projecting hipped sections original to the existing roof design and it is considered that the location of the front dormer, overlapping this detail would form an incongruous feature to the front of the dwelling which would lead to an unacceptable loss of visual amenity to the locality.

The rear dormer would similarly overlap the hipped roof detail but it is considered that as it as out of view at the rear of the property that it would not have as much adverse impact on visual amenity and is therefore acceptable. The front and rear dormers are considered to be acceptable in size in the context of the extended roof plane.

The proposals would not have an adverse effect on the privacy, outlook or amount of light available to the adjacent properties.

Recommendation

REFUSE for reason that:-

B5AR

The proposed front dormer would relate unsatisfactorily to the existing front hipped projection of the roof and ~~proposal~~ would form an obtrusive and incongruous feature that would be visually out of keeping with existing development and detrimental to the environment, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7)

Case Officer: [redacted]
Date: 03.01.07