Development Management - Delegated Officer Report

Application Number: AWDM/0164/21 Recommendation – APPROVE

Site: 94 Abbey Road, Sompting, Lancing, BN15 0AD

Proposal: Hip to gable roof extension to north elevation, with enlarged dormer to rear and 1no. dormer and rooflight to front

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is on the west side of Abbey Road and is a semi-detached, hipped roof bungalow. The dwelling has a rear conservatory extension and a rear dormer. There are also several outbuildings within the rear garden, such as a detached garage and sheds.

Many properties within Abbey Road and beyond have extensions and or dormers, and some have undertaken hip to gable roof extensions

Proposal:

The application seeks permission to undertake a hip to gable roof extension together with a full width rear dormer and a front dormer along with a front rooflight.

- The rear dormer measures approx. 6.2m wide x 2.3m high x 3.8m deep
- The front dormer measures approx. 2.2m wide x 1.85m high x 2.7m deep

Representations: 1 letter of representation from 92 Abbey Road

- No objection to the proposal
- But please make it clear that the driveway between the 2 properties is not a shared drive, and that the trades working on the development should not park on it, as it would block access to the driveway
- The driveway has not been constructed to support large trade vehicles.

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises 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 surrounding area.

Visual & Residential Amenity

The application has been amended to reduce the overall size of the dormers, and it is noted that there are other small front dormers, such as the one proposed, within the street scene, and the amended proposal is considered to be in keeping with the character of the street. For example, the one at no. 90, only 2no. doors away, has a front dormer, but not a full hip to gable, just a hip to Sussex hip. A few doors down from this address, no. 86 has a full hip to gable and a front dormer plus 2no. rooflights within the front roofslope no.'s 84 and 82 also have front dormer. These dormers vary in size i.e. smaller and larger than that proposed within this application, and there are others within the street scene not mentioned here.

The rear dormer is slightly indented from the sides and positioned to be off from the bottom of the roof and off of the ridge, and thereby does not view as being overly dominant on the rear roofslope. Again, many within the street have undergone rear dormer extensions, and many have the same combination of roof extensions as proposed by this application, it is thereby considered not to be out of character with the locality.

Further, the roof extensions are not considered to negatively impact on the existing residential amenities of neighbouring properties.

One other point regarding the letter of representation relating to the drive; that would be a private matter, and is not a point that can be dealt with by this planning application.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved following amendment.

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

Case Officer: Eve Hearsey Date: 04.05.2021

Authorised by: Peter Barnett Date: 5 May 2021