Development Management - Delegated Officer Report

Application Number: AWDM/0368/15 Recommendation – Approve

Site: Ardmore, West Street, Sompting

Proposal: Part retrospective application for pitched roof to garage

Date of site visit: 15 April 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached chalet bungalow which has recently been extended and altered. A new pitched roof has recently been constructed over a former flat-roofed garage on the western boundary and this application seeks retrospective consent for the works. The roof has not been completed and currently comprises new roof trusses only with tarpaulin over.

The garage previously had a slight fall from front to back and the wall has been raised from 2.4m to 2.6m at the rear with a new pitched roof constructed to a ridge height of 3.7m. The garage is positioned immediately on the boundary with Linden Lea and forms the boundary wall. It is 7.2m long. Linden Lea, a bungalow, has a conservatory at the rear approximately 1.8m from the boundary.

Amended plans have been received showing a reduction in the height of the garage to 3.4m, achieved by removing one layer of blockwork and altering the roof pitch.

Relevant site history

AWDM/1384/14 - Roof alterations comprising hip to gable extension, front dormer, two rear dormers and new pitched roof over existing flat roofed lobby – approved

Consultations

Sompting Parish Council: Support the application

Representations

Objection received from the occupier of the adjoining property to the west (Linden Lea):

- Not consulted on works to her boundary wall (i.e. no Party Wall Agreement)

- Roof height restricts light to conservatory and blocks sun in the morning
- Drainage from roof not thought through and likely to impact on Linden Lea

Following receipt of amended plans showing a reduction in height of garage, the occupier of Linden Lea is satisfied with this outcome subject to there being no guttering overhanging her boundary.

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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.

Visual amenity

The garage is at the side of the application property, but towards the rear, and projects beyond the rear elevation of Ardmore. From the street, the garage will not be a particularly intrusive feature and it is not considered to result in any visual harm.

Residential amenity

The garage only impacts upon the amenities of Linden Lea, being located on the boundary with that property. The occupier is concerned at the loss of light to her conservatory and the possible incursion over her boundary from any guttering. The garage is due east of Linden Lea and the raised height of the garage does result in the loss of some morning sunshine to the conservatory. However, at the time of the site visit (9am in April), the sun was already visible above the top of the garage and sunlight was reaching the conservatory.

The garage has increased in height by approximately 1.2m with the majority of the increase in the form of the roof which pitches away from the boundary, resulting in a ridge approximately 1.5m from the boundary.

Amended plans have been received showing the garage reduced in height by 0.3m to 3.4m, achieved by reducing the height of the side walls. This will help to increase the amount of light available to Linden lea and reduce the bulk and overbearing nature of the building.

On balance, the amended proposal is considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Works to reduce height of garage to be completed within 3 months
2. Materials to match existing dwelling
3. No windows or other openings in west side wall of the garage
4. Nothwithstanding approved drawings, no guttering to overhang boundary
5. Permission relates to approved plans

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

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: Peter Barnett Date: 8 May 2015

Authorised by: Gary Peck Date: 8 May 2015