Development Control – Delegated Officer Report

Application Number: AWDM/1406/16 Recommendation – APPROVE

Site: Trotters, Hillbarn Avenue, Sompting

Proposal: Rooms in roof with dormers to front (north) elevation.

Date of site visit: 20.09.2016

Neighbours checked: Y

Additional neighbour notifications: Y (Amended plans – 14 days)

Proposal, Site and Surroundings

The site relates to a detached property located within a corner plot facing Hillbarn Avenue to the north and Hillrise Avenue to the east. The ground level slopes steeply up from east to west and north to south. The easterly end of the property is therefore single storey with the westerly end of the house comprising two storeys. This is a predominantly residential area comprising similar detached and semi-detached bungalows many of which have been extended with single storey rear extensions and dormer extensions to the front and rear.

Planning permission is sought for rooms in the roof with two dormer extensions to the northerly front roof slope of the property. The dormer extensions would measure 3.5 metres in width, 2.1 metres in depth and 1.7 metre in height. Other external alterations would include the installation of a glazed feature panel with sliding bi-fold doors beneath on the eastern side elevation of the property, four new Velux roof lights on the southern roof slope and the two replacement windows to the first floor southern elevation of the property.

Relevant Planning History:

None relevant

Consultations

Sompting Parish Council supports this application.

Representations

None received

Relevant Planning Policies

Adopted 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 (CLG 2012)

Planning Assessment

Principle

The principle of extending this existing dwelling house is acceptable subject to the proposed extension causing no adverse impact on the visual amenities of the area or the occupiers of neighbouring properties.

Visual amenity

The application property is one of the highest properties within the road due to the elevated land level of the site and as a result all perspectives of the house are visible from either Hillbarn Avenue or Hillrise Avenue. The original plans submitted with the application proposed one large dormer on the northerly front roof slope of the property. The scale and bulky appearance of the dormer did not relate sympathetically to the existing roof slope of the property and would have negatively impacted on the visual amenities of the area.

Amended plans have now been received which have reduced the large dormer to two smaller flat roofed dormers which would be separated by three roof lights. The proposed dormers are considered to be more appropriate in scale to the original roofline of the property and the dormer windows align with the existing window openings in the lower level of the property. The proposed dormers would not look out of keeping within the street scene context as there are other examples of small flat roofed dormers on the bungalow properties to the east in Hillrise Avenue.

The proposed glazed first floor panel to the east would incorporate a modern and interesting feature to the eastern side of the dwelling and the addition of further roof lights on the south facing roof slope would not appear out of keeping within the street scene.

Residential amenity

The proposed north facing dormer windows and the proposed east facing first floor glazed feature panel would be well distanced to the neighbouring properties to the north and east by the adjacent roads. As such the new dormer windows and glazed panel would not cause any loss of privacy to the occupiers of the neighbouring properties to the north or east.

To the south a larger split window would replace an existing window and a smaller window would replace a larger window at the first floor level. Four new roof lights would also be formed on the southern roof slope of the property. As there are existing openings at the southerly first floor level of the building which serve a sitting room, bedroom and bathroom it is considered that the reconfiguration of the existing windows and insertion of roof lights in the roof space would not cause any further overlooking to the amenity of the southerly neighbouring occupier(s).

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Approved Plans
3. External tile hanging on dormers to match existing tiles

Informative

Proactive Statement –Approval with Amendments

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

Case Officer: Rebecca Tier Date: 18.10.2016

Authorised by: Jo Morin Date: 18.10.2016