Development Management - Delegated Officer Report

Application Number: AWDM/0372/21 Recommendation – APPROVE

Site: 28 Valley Road, Sompting, Lancing

Proposal: Full length dormer to rear and replacement enlarged front dormer with 2no. rooflights; single storey extension to front elevation with 4no.rooflights

Date of site visit: 10th May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a chalet bungalow at the end of Valley Road, adjacent to countryside within north Sompting. There is as existing a front glazed extension, attached side garage and front flat roof dormers.

Consent was originally sought for a full height side extension, single storey front extension and full width rear dormer. Also proposed was an enlarged front dormer with 2 roof lights to the front roofslope and 4 roof lights to the single storey front roof slope.

Amended plans have been received following discussions with officers to reduce the scale of the rear dormer and in turn the applicant has chosen to remove the first floor side extension and the current proposal includes a single storey front extension the full width of the property. The smallest of the front dormers has been enlarged to match the adjacent dormer with a roof light in between. The side flat roof is to be replaced with bifolding doors to the rear. The rear flat roof dormer is along the original rear roof slope with windows serving a bathroom, landing and bedroom. On the side elevation of the roof in the existing gable is a full height window with balustrade, a Juliette balcony. The plans as amended are for consideration here.

Representations

1 letter of support from the owner/occupiers of no. 1 Herbert Road, Sompting: -

- No objection the design is well thought out and would improve the quality and price of all the properties in this area.
- The extensions involved would not inconvenience us in any way.
- There are a number of houses in the local area all of which are having considerable amounts of work done, being carried out with consideration and minimal disturbance in all cases. We have no reason to think that this proposal will be any different.

2 letters objecting to the development from the owner/occupiers of no. 3 and no. 5 Herbert Road the following comments have been made: -

- There has been disturbance from nearby building projects and a small business, car repairs, dogs. This development will contribute this this therefore it will be impossible to use and enjoy our garden during the times construction is in progress.
- The project could be staggered over 5 years.
- The entire Hillbarn Estate has changed in 23 years from a quiet residential state to something between a commercial industrial estate and a building site, this proposal will further accelerate that process.
- Works traffic will add to existing traffic and lead to an increase in pollution levels, noise and disturbance.
- The dormer will block sunlight from our garden, overlooking to our garden and views of the Downs.
- Restrictions on working hours should be applied.
- Large permanent shadow across our garden denying access to sunlight.
- Loss of privacy giving a view of the whole of our garden including being able to see inside the house.
- Full uninterrupted view of our entire garden and 4 of my neighbours.

Sompting Parish Council: - Although the Council has no objection to the application, it feels that the rear overlooks the back windows and gardens of adjacent properties and the Council should be sympathetic to the concerns of those in the adjacent properties.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 dwelling and its surroundings.

Visual amenity

Within this locality there are mainly chalet bungalows which have been altered in various ways with many examples of roof extensions and single storey additions. Due to the unusual position of the bungalow, to the east side there are the rear of adjacent bungalows in Herbert Road. The application site is at a right angle to the rear of these bungalows. The rear of the application site facing north faces toward

the side/rear of properties in Herbert Road also. The west side of the bungalow faces towards the countryside (National Park). To the south at the front of the bungalow is a garden area and off street parking. On the other side of the highway is a pair of semi-detached bungalows.

The single storey front extension will partly replace the existing front extension, it will be built in materials to match existing and although clearly visible within the street scene is a modest addition which will have no adverse impact in terms of character and appearance of the street scene and existing dwelling. The enlarged front dormer improves the existing appearance of the front roof slope by balancing the existing development. The Juliette balcony on the west side gable will not be visible within the street scene however it will be from public footpaths in the field. It will not be harmful within the context of the existing built environment.

The rear dormer is set down from the ridge and the sides of the roof and does allow for some visible original roof slope. It is not considered to be overly dominant within the context of the existing building and roof slope. There are many other flat roof dormers visible within the existing locality. It will not be directly visible from the highway.

Materials to be used will match existing.

Residential amenity

As stated above the position of the bungalow and its relationship with adjacent properties in Herbert Road gives rise to neighbouring gardens in close proximity and the rear dormer therefore would face these gardens to the north. Objections have been received in relation to the overlooking and loss of light that will occur as a result of this dormer. However, although there will be overlooking toward garden areas, efforts have been made to limit this. The dormer has been reduced in width and the bathroom window nearest to the neighbouring houses will be obscurely glazed. The other windows serve a bedroom and landing, with the furthest window from neighbouring houses serving the bedroom. Taking into consideration the fall back in this case that a rear flat roof dormer could be built under permitted development with clearly glazed windows facing towards neighbouring gardens it is considered that this proposal cannot be resisted. Within this locality there are other dormers and first floor extensions visible including those that overlook the site and neighbouring gardens.

Objections referring to other building work and disturbance during construction also do not justify any refusal here. It is not general practice to attach an hours of working condition to a householder application and therefore for the sake of consistency this is not attached here.

The front dormer enlargement and single storey extension will not give rise to any loss of light, privacy or overbearing impact to neighbouring properties. The Juliette balcony faces west towards the fields therefore no overlooking will result. It is however conditioned that there is no access from this opening onto the flat roof below and no balcony can be formed here to protect the amenities of the adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east elevation of the extensions or dormer.
5. The bathroom window in the rear dormer hereby permitted shall be fitted with obscure glazing and shall be non openable (except for above 1.7m finished floor level.)
6. The opening on the west roof gable shall remain as a Juliette balcony and no access to the flat roof below is permitted.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 15th June 2021

Authorised by: Peter Barnett Date: 15 June 2021