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Application Number: AWDM/1521/13 **Recommendation – REFUSE**

Site: **7 Herbert Road Sompting Lancing West Sussex**

Proposal: **Rooms in roof including front dormer and rear first floor extension.**

Applicant: Mr And Mrs R Lee Ward: Cokeham
Case Officer: Lawrence Simmons



Not to Scale

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Proposal, Site and Surroundings

The application site is consists of a semi-detached, hipped-roof bungalow previously enlarged by a single-storey rear extension within a street of similar properties, many of which have been altered and extended with alterations to the roof and rear extensions.

The application seeks consent for a front dormer and first-floor roof extensions comprising a hip to side gable, part rear dormer and flat-roofed extension over the existing ground-floor addition extending 8.7m rearwards (west) from just below the

existing roof ridge. The proposed roof extensions and dormers would be tile-hung with windows to the front and rear and on the south side. The proposed first-floor accommodation would consist of 4 bedrooms.

The application has been called-into Committee for decision by a local Councillor.

Consultations

Sompting Parish Council: Object. The Parish Council comment that the proposed development is out of character and scale with the property and the area; is unneighbourly and the internal layout for the ratio of bathrooms to bedrooms is poorly designed.

South Downs National Park: No comments have been received.

Representations: No third party representations have been received.

Relevant Planning Policies and Guidance

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)

The Committee should consider the planning application in accordance with Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

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 main issue in this case is the impact of the proposed development on the character and appearance of the existing bungalow and street scene. The front dormer and hip-to-side gable will be clearly visible within the street scene although these elements are not

in themselves of a scale as to appear unduly obtrusive, especially given the presence of similar additions to comparable dwellings in not only the same street but the other streets in this particular locality.

The rear addition however will be exceptionally large and set above the whole of the rear addition with its box formation shape, would be a substantial and over dominant projection and would represent a very poor form of design. The addition will appear overly large and markedly disproportionate in terms of the modest scale of the original dwelling and the attached half of this pair, No.9. It will be visible from between No.5 and 9 in the same road and from the South Downs National Park to the immediate west of the dwellings. It would be a strident and incongruous form of development completely out of character with the form of the dwellings in the locality including those that have been extended.

Residential amenity

The attached property to the north, No.9, has been enlarged at the rear by a modest-sized conservatory but otherwise appears largely unaltered. In view of its large size, 'bulky' form and orientation to the south, the proposed first-floor rear addition would not only appear visually overwhelming in relation to No.9, but have an oppressive impact resulting in a loss of outlook, light and direct sunlight to the clear disadvantage of the living conditions of the residents of this property.

The adjoining property to the south, No.5, is sited further forward in its plot than the application property owing to the staggered building line of properties in this road. Consequently the proposed first-floor window in the south side of the rear addition would directly overlook the rear garden No.5 causing unacceptable loss of privacy to the detriment of its occupiers. It is considered this concern would not be adequately addressed by a requirement for the window to be obscure-glazed since the proposed bedroom affected would have no other outlook, resulting in a poor standard of habitable accommodation for the future occupiers. Moreover, obscure-glazing would not address the 'perception' of being overlooked in view of the position of the window in relation to the neighbouring property.

Recommendation

REFUSE for the reason:-

The proposal is unacceptable in that the size, form and position of the proposed rear first floor extension, do not relate sympathetically to the appearance, design or scale of the existing bungalow. The development would detract from the character of the existing bungalow constituting a visually dominant and inappropriate form of development and that would cause unacceptable loss of light and outlook to the neighbouring property to the immediate north. The proposed side facing first floor window would also cause unacceptable loss of privacy to the neighbouring property to the south. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the NPPF.