Development Management - Delegated Officer Report

Application Number: AWDM/0586/22 Recommendation – APPROVE

Site: **57 Howard Road, Sompting, West Sussex**

Proposal: **Demolition of the existing single-storey rear extension and proposed new single-storey rear extension and loft conversion consisting of raising the ridge height, hip to gable end side walls and front & rear dormer**

Date of site visit: 16th May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow with front gable and flat roof projections within north Sompting. There is an existing flat roof single storey extension to the rear and detached garage set back to the side. The street is characterised by bungalows which have been altered and extended over time with dormers and roof extensions. The ground level increases from the front to rear of the site.

Consent is sought for a single storey extension to the rear, a roof extension including hip to gable extensions to the sides and front and rear flat roof dormers. The dormers will increase the ridge height by 0.3 metres, straddling the existing ridge. The hip to gable extensions are to be completed with tiles to match existing and the side gables, dormers and rear extension is to be white pebble dash to match existing.

Amended plans have been received following discussions with officers with regards to the front dormer. There are other examples of large front dormers however the dormer proposed here was larger than similar developments which have been approved. The dormer as amended is recessed on one side, replicating other existing development and has been set up the roof slope therefore reducing its scale and allowing more visible roof slope.

Sompting Parish Council: - No comments

Consultations

South Downs National Park Authority: - No comment

Representations

None received

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

There are many other examples of hip to gable extensions and front and rear dormers within the street scene. There are examples of bungalows with raised ridge lines and/or dormers which straddle the ridge. While this form of development is not generally encouraged, in this area roof development dominates the street scene and forms the character of the area. Therefore the proposal as amended here is not considered to be harmful to the local character. It replicates similar development within the street scene, examples being nos. 85 and 37 Howard Road. The use of painted pebbledash for the dormers and side gables deviates from the traditional use of tile hanging to match existing. However this approach has been used at nos. 85 and 39 to good effect and has produced design that is not harmful and is complementary to the street scene with render used at both ground and first floor.

The single storey rear extension is 3.8 metres in depth and the width of the bungalow it replaces a smaller extension. This will be subservient to the main dwelling and is not dissimilar to other extensions within the street.

Residential amenity

The hip to gable extensions and front and rear dormers will increase the bulk of the building however this will not result in any loss of light or overbearing impact. The single storey rear extension is set in from adjacent boundaries and is limited to 3.8 metres in depth.

In terms of overlooking the front dormer will face the street therefore onto a public space and is consistent with other, similar adjacent development. The rear dormer will provide oblique views to the rear gardens of properties on either side however this would be the case with any rear dormer and is commonplace within this residential area. There are no additional windows on the side elevation of the bungalow including the side gables. A condition will be attached to ensure that this will be the case. The rear extension will be closer to the boundary than existing with no. 59 however there are no windows on the side elevation of the adjacent property which will be adversely affected in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing, painted pebble dash to side gables, s/s extension and front and rear dormer and hip to gable extensions tiles to match existing.
4. No windows on the side elevations of the bungalow including the side gables.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 6th June 2022

Authorised by: Peter Barnett Date: 7 June 2022