Development Management - Delegated Officer Report

Application Number: AWDM/0710/16 Recommendation – Approve

Site: **28 Mountview Road, Sompting, Lancing**

Proposal: **Rooms in roof with increase in ridge height, extension from side hip to gable with first-floor window and front and rear dormers. Single-storey extension to front and side elevations and single-storey rear extension to be added to existing.**

Date of site visit: 27 May 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip-roofed bungalow on the west side of Mountview Road. In common with other semi-detached pairs in the street, No.28 has a higher ridge than its neighbour to the south due to the rising ground level to the north.

The application proposes to construct rooms in the roof by raising the ridge by approximately 0.7m, forming a gable on the north side of the roof with front and rear dormers. It is also proposed to construct a hip roofed extension at the front of the property and a 3m deep flat roofed extension at the rear.

Relevant site history

None

Consultations

Lancing Parish Council: No objections

Sompting Parish Council: No objection

Representations

None received

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 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 proposed roof extensions will add bulk to the building but within the street there are numerous examples of similar development. The increase in ridge height has been reduced to result in an approximate difference of 1m between No.28 and its attached neighbour. This equates to an increase previously allowed at 17 Mountview Road opposite and is considered to be acceptable.

The front dormer is wide but is set some way up the roofslope and does not appear overly dominant. There are other examples of similarly wide dormers within the street. The addition of the gable will also not appear out of keeping, particularly as the attached property has a gable.

The front extension will bring the property forward by 1.1m. There are examples of front extensions in the street, including at No.11 opposite and at No.30 immediately to the north. Consequently, it will not appear out of keeping or unduly prominent.

At the rear, the dormer will be similar in size to the existing dormer at the attached property, No.26. The proposed rear extension will be flat roofed to match the existing rear extension, but with a roof lantern included. It will not appear cramped or overdeveloped as the rear garden is long.

Residential amenity

The roof alterations will have little adverse impact on the attached neighbour to the south. To the north, No.30 has a window at the side which faces the proposed gable end at a narrow distance and the proposal will cause some loss of light and outlook to that room. However, the extent of the ridge height increase has been reduced from the original submission and, while the occupiers of No.30 will suffer some loss of amenity, it is not considered to be sufficiently harmful to warrant refusal of the application.

The rear extension at 3m deep will project beyond the line of the attached neighbour’s rear extension by that same amount. It will sit on higher ground but will be to the north of No.26 and it is not considered that it will cause a detrimental loss of light or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze side window in new gable

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: 1 July 2016

Authorised by: Gary Peck Date: 4 July 2016