Development Management - Delegated Officer Report

Application Number: AWDM/0524/22 Recommendation – APPROVE

Site: 35 Sedbury Road, Sompting, West Sussex

Proposal: Front dormer

Date of site visit: 3rd May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within north Sompting. As existing the property has a rear flat roof dormer and rear single storey extension. There is a hipped roof projection to the front, ground levels increase from north to south, the bungalow is on the west side of the road.

Consent is sought to add a flat roof front dormer to the roof of the bungalow with tile hanging to match existing, the front hip projection will be incorporated into the dormer and a small flat roof front projection will remain.

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

The proposed dormer will be clearly visible within the street scene, a prominent feature. There are many other large, flat roof front and rear dormers visible within the street scene; this is the general character of the locality. The proposed development will therefore be in keeping in character, scale and design with the existing built environment. The removal of the front hip being integrated into the dormer extension and the front projection altered

to a flat roof projection will not cause harm in this case. There are many visible flat roof projections to the frontage of neighbouring bungalows. This will not be a detrimental feature and would not warrant a refusal in this case. Materials will match existing.

Residential amenity

The front dormer will not result in any additional overlooking, it will face toward properties on the opposite side of the highway. It will not have any overbearing impact upon adjacent properties or result in any loss of light. The proposal can be supported in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 16th May 2022

Authorised by: Peter Barnett Date: 16 May 2022