Development Management – Delegated Officer Report

Application Number: AWDM/0789/24 Recommendation: APPROVE

Site: 1 Cokeham Gardens, Sompting, West Sussex

Proposal: Part retrospective application for 2no. pitched roof front dormers, flat roof rear dormer and extension to roof to sides

Date of Site Visit: 30th July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the corner of Cokeham Gardens and Greentrees Crescent. Retrospective consent is required for the works which have been carried out at the property to convert the roof space with the addition of 2 front pitched roof dormers and a rear flat roof dormer. A side extension has already been added under AWDM/0079/24 via a Lawful Development Certificate. This was a flat roof and consent is sought here for the loft conversion which includes a roof extension over the existing side extension to the east and a roof extension to the west, plus the dormers. Work is not yet complete and is pending the determination of the current application.

Representations: - 3 letters of support from neighbouring property, 78 Cokeham Lane, 8 Lynchmere Avenue.

- Shocked by negative comments.
- The building has been an eyesore prior to development.
- Great build quality complements the mixture within the area.
- This house will not make a substantial difference to parking.
- This is improvement and upgrading to old bungalows.
- Development will prolong the life of the property.
- The dormer windows however should have frosted glass.
- The bungalow has finally achieved a good level of renovation.

4 letters of objection from 15 Cokeham Gardens, 4 Greentrees Crescent, 55 Cokeham Lane, 7 Greentrees Crescent.

- The work has already been carried out without consulting neighbours and without planning permission.

- Too large for the plot.
- Impact on house prices.
- The dormer affects view and privacy.
- I only have an objection if the rear dormer windows are not fitted with obscure glazing.
- Bungalows should not be converted.
- Building appears to be extended to the maximum.
- Overly large, overdevelopment.
- Dormer out of proportion and overlooking.
- Parking pressure on the street.
- The council should not allow this unrestricted conversion of small bungalows into 3 and 4 bedroom houses.
- Bungalows should be retained for retired or disabled persons.
- There are plenty of houses for sale in West Sussex.

Sompting Parish Council: - Given the concerns of the neighbours, we recognise and acknowledge the neighbours objections re overlooking issues. We note that they have agreed to install obscure glass at the rear of the property. The developers have pre empted the development and Sompting Parish Council objects to this development as it feels it is overdevelopment and un neighbourly and were ADC minded to accept this, the obscure glass must be made a condition.

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 (December 2023)
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 bungalow being on the corner plot is clearly visible within the street scene. The front and rear dormers are also visible to neighbouring properties and within the context of the surrounding built environment. The roof extensions increase the bulk of the building. There are other examples of flat roof dormers to the front and rear

visible within the vicinity of the site. There is variation in the street scene with houses and bungalows many of which have been altered and extended over time.

The ridge height remains as original. The dormers are high in the ridge. However, although large, they are set back from the highway and within the context of the existing street scene they are considered to be acceptable. Consideration is also given to fall back here. Although the front dormers require planning permission, some form of roof extension could be built here without planning permission including the dormer to the rear which could have a similar visual impact. On balance, insufficient harm is caused to justify refusal.

Residential amenity

The front dormers face the highway and buildings opposite and are not considered to result in any loss of light or overbearing impact. There will be no overlooking which would warrant a refusal in this case.

The rear dormer is adjacent to the side of the neighbouring bungalow facing the roof slope. The plans originally showed obscure glazing fitted to the lower section of the window and clear to the fan lights, serving a bedroom and bathroom. It is considered that the entire window should be obscurely glazed to protect the amenities of the adjacent occupiers fully and to not prejudice any future development at the adjacent bungalow. Amended plans have been received to show this and a condition attached to ensure that this is the case and that the windows shall be high level opening only.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials to match existing
3. Obscurely glazed and top opening only on south elevation dormer windows.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendment

Case Officer: Hannah Barker Date: 19th September 2024

Authorised by: Peter Barnett Date: 19th September 2024