Expiry Date – 27/2 ppa sought to 27/4

Development Control – Delegated Officer Report

Application Number: AWDM/0009/18 Recommendation – Grant

Site: 37 Howard Road, Sompting

Proposal: Loft conversion consisting of raising the ridge height, hip to gable end wall, new front dormer with Juliet balcony and rear dormer with Juliet balcony.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 9/3

Site and Surroundings

This application relates to a hip roofed semi detached bungalow on the north side of Howard Road opposite the junction with Mountview Road. The property has a shared drive on its east side and detached rear garage. It has a ground floor rear extension.

The property sits on higher ground to the road. A shallow bow window has been added to an original flat roofed front projection and a porch accessed via steps. It is finished in rough cast pebble dash. Its attached neighbour is rendered and painted and unextended. The proposed extension is to be rended and painted. All windows in the property are to be replaced, and in some cases modified, to match the new grey powder coated aluminium windows of the extended.

The property is not in a conservation area and is not listed. Many other bungalows in the street have been extended with front and rear dormers, hip to gables and raised ridges or a combination of some or all of these.

Proposal

Permission is sought to raise the side gable and to add front and rear dormers which exceed the height of the ridge by 300mm. The revised scheme removes the previously proposed front balcony but leaves both dormers with Juliet balconies and French doors. The front dormer is on two planes and includes a curved side wall for the staircase. .

Relevant Planning History

S/40/93/TP – single storey rear extension and replacement garage. Granted 3/12/93

Consultations

South Downs National Park:

'Thank you for consulting the South Downs National Park Authority (as a neighbouring authority) on the above proposal for a loft conversion involving raising the ridge height, altering a hip to a gable end wall, inserting a new front dormer with a balcony and forming a Juliet balcony at the rear to 37 Howard Road. My comments are submitted on behalf of the SDNPA and specifically concern the impact of the proposals on the South Downs National Park.

The rear of the property faces North onto open downland and therefore impact on landscape would be a material consideration within the assessment of this planning application. As there are public footpaths existing on the downland North of the dwelling and the proposed works include the raising of the ridge height and addition of glazing to the rear, it may be appropriate to take action to avoid the property becoming unduly prominent in the landscape. One consideration may be, if the Authority is minded to approve the application, the imposition of a planning condition requiring low reflectance glass on the rear elevation to avoid drawing attention through catching and reflecting natural sunlight. The need for this should be assessed when a site visit is undertaken and should take into account the visibility of the site from the downs.'

Sompting Parish Council: supports the application.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 3 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity including the adjoining national park.

Character

Many of these bungalows have been extended into the roof including those to the immediate east and west which have flat roofed front dormers and some of which are gabled. A raised gable and rear roof extension could be added under permitted development and so the unbalancing of the pair of bungalows is impossible to resist.

Also for this reason the impacts on the national park are not possible to minimise. The insistence on use of low reflective glass is not appropriate as rear roof extensions do not require planning permission. The rear garden is also 17 metres long and so the roof extension will be no more apparent than others. Many have already been added to the rear of these bungalows.

In addition there are examples of other roof extensions which breach the ridge height and straddle it, as proposed in this case. The character of this estate is already considerably altered.

The proposed roof extensions are nonetheless unlike anything else approved in the area. The front dormer is larger than others elsewhere and none includes a front Juliet. However, the large flat roofed front dormers in the vicinity are in many cases very large and without any design merit. The proposed front dormer is an attempt to break away from these bland offerings. It is 'alternative' but it is considered to be an improvement on some of the other roof extensions added to these bungalows over the years.

Neighbour amenity

The side and rear roof extension could be added under PD. Raising the ridge height will give this pair of bungalows different ridge heights but we have approved raised ridge heights elsewhere and they are apparent in the neighbourhood.

The front dormer will look across the street and down Mountview Road. It will not look directly across at any neighbouring house. Overlooking from the rear will be as typical with other PD rear roof extensions.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials as specified
4. Side gable window obscure

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 25/4/18

Authorised and signed by: PB Date: 25/4/18