Development Management - Delegated Officer Report

Application Number: AWDM/0652/21 Recommendation – APPROVE

Site: 16 Thirlmere Crescent, Sompting, Lancing, BN15 9UE

Proposal: Proposed roof extension over existing garage with front dormer

Date of site visit: 02.11.2021: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is situated on the north side of Thirlmere Crescent, and is a semi-detached dormered bungalow, dormers being to the front and the rear. There is a rear and a side extension, the side formerly being a garage which has been converted to living accommodation.

The street scene comprises predominantly semi-detached bungalows many with roof dormers to the front and or rear, and many with rear and side extensions.

Proposal:

This application seeks permission to:-

- Extend the existing roof over the garage
- Provide a gabled dormer to the new front roofslope
- Provide a small flat roof blind dormer over the new rear roofslope

Consultations: None

Representations:
Lancing Parish Council:
The Council objects to this application as they feel that this is now over-development of the property.

Objection 14 Thirlmere Crescent
Totally against roof extension as they have already blocked out all my sun from the garage extension (which has now been made into a room).
There seems to be no end to building work – it needs to stop.

Relevant History:
ADC/0506/07 Single storey extensions to side and rear elevations to form new garage and living room extension, and two proposed pitched roof dormer windows to front elevation. **Approved 05.10.2007**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity

The proposed roof extension will be no higher than the existing ridge, and will not extend out beyond the existing side wall of the ground floor former garage extension.

The narrowest point between the existing former garage and the boundary to the neighbouring property no. 14 is shown to be 650mm which widens to approx. 2m from the front corner of extension and the boundary.

No. 14 has a gap of approx. 700mm from the mutual boundary to the side of their detached garage, and then a further gap of approx. 2.4m to the side elevation of the bungalow. Within this gap is positioned a shed. As no. 14 is on a corner plot, their main amenity land is to the front of the property, and in consequence it has a small rear amenity area. This area is hardsurfaced and used as a patio area.

Although the proposal is sited to the south west of no. 14, because it will not extend out of its existing first floor envelope relating to the existing side former garage, it is not considered that it would result in any material overshadowing or overbearing than the existing first floor roof and dormers.

The rear dormer will be a blind dormer, that is, it will have no window within it; and the materials for the rear section of the proposal will be rendered, thereby retaining a light reflective material to the neighbouring property no. 14.

The proposed addition of space to the first floor will be providing an extension to bedroom 1 only, and no other changes are to take place to the first floor.

In design terms it is considered that the additional dormer to the front elevation, which will be of a corresponding size and design to the existing dormers, will not be out of character with the existing property or the visual character of the street scene. The rear, blind, dormer is reduced in size compared to the existing rear dormer, and will also be a visually acceptable addition.

The roof extension is not considered to result in any material overshadowing or overbearing to the existing residential amenities of the neighbouring property no. 14, and a condition limiting any windows to the side or rear elevation would be appropriate.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 23.12.2021

Authorised by: Peter Barnett Date: 23 December 2021