Development Management – Delegated Officer Report

Application Number: AWDM/1229/15 Recommendation: APPROVE

Site: 36 Howard Road, Sompting

Proposal: Extension of side hip to gable, rear dormer to south elevation (front dormer permitted under AWDM/0967/15)

Date of Site Visit: 21 September (& for previous LDC application)

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for the extension of the side hip to gable and the erection of a rear dormer. The proposals were originally the subject of a Lawful Development Certificate application but this was withdrawn after officer advice that because the eaves line had been broken by a previous rear extension, the proposal would not be permitted development. At that stage, works had already begun and indeed are substantially complete, albeit they appear to have proceeded slowly since the previous application with works concentrating on the front elevation which was the subject of a separate permission.

Planning History:

Front dormer permitted under reference AWDM/0967/15.

Lawful Development Certificate withdrawn for the works which are the subject of this application (AWDM/0970/15).

Consultations:

Southern Water raises no objection but request the addition of an informative.

Representations:

None received

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The proposal seeks to upgrade existing housing stock within the built-up area as defined by the Local Plan to which there is no objection in principle.

Roof extensions are a general characteristic of this area reflecting the predominant type of property, bungalows with pitched roofs, and the fact that the area slopes to the south providing a number of properties with views to the surrounding countryside or sea.

Although in the immediate stretch of properties on the southern side of Howard Road and to the east of Alandale Road there are no rear dormer extensions (the nearest dormer is some doors away), there are many examples of similar roof extensions on the properties to the west of Alandale Road, the majority of which are more intrusive in the street scene than this proposed here (it being possible to view the rear of the properties clearly from Alandale Road).

In visual terms, therefore, there is no reason to resist the proposal and therefore the main impact is upon the neighbouring properties. Similar overlooking relationships are in evidence in many places in the surrounding area and in any case this property has a relatively generous rear garden (in excess of 20 metres) and therefore the distance in itself to neighbouring properties exceeds normal development management standards.

Having regard to the character of the surrounding area, there are no grounds to resist the application.

Recommendation

APPROVE

Subject to Conditions:-

01 Full Permission
02 Matching Materials
03 Approved Plans

Southern Water Informative

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

Case Officer: Gary Peck Date: 22 September 2015

Authorised by: [redacted] Date: 22nd Sept 2015