Expiry Date – 4/5 ppa to 15/5

Development Control – Delegated Officer Report

Application Number: AWDM/0373/20 Recommendation – Grant

Site: 49 Ullswater Road, Sompting

Proposal: **Front and rear dormers with composite cladding**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: via Google/Bing

Site and Surroundings

This application relates to a detached bungalow on the west side of Ullswater Road. The bungalow is set at an angle to the road and has a feature front gable projection. It is fully gabled as built. To the south is a similar detached bungalow. To the north, a semi detached bungalow.

The property has been extended at the front with a modest single storey extension just shy of the depth of the front feature detail.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a large rear dormer and a smaller front dormer to this house. The application has been revised since first submitted to reduce the width of the front dormer.

Relevant Planning History

S/11/04 – single storey front extension. Granted 25.3.04

Consultations

Sompting Parish Council: Objection.

'The Council objects to the application as it considers the dormers do not relate sympathetically in design, form and scale to the existing building and to be out of character and scale with the neighbouring properties.'

Representations

Objection from No. 47 summarised as follows:

'Scale of extensions harmful to neighbours as a result of loss of privacy, overlooking and overbearing impact.
Out of character and dominating
The front dormer is too high in the roof and overbearing in appearance. Its flat roof is out of character in the area. Most people use rooflights. No. 34, where the ridge was also raised, has three pitched roof front dormers which enhance the visual amenity of the area.
Some councils do not permit front dormers at all.
The proposed composite cladding would not be in keeping in the area.
The existing front extension together with the proposed front dormer would make the front elevation 'bitty'. It would undermine the character of the Seadown Estate and cast a blot on the South Downs landscape.
The rear dormer is very large, out of character and will give a 'top heavy' appearance. It takes up nearly the whole roof and could cause subsidence.
It would overlook the bungalow to the south, particularly form the Juliet balcony proposed.
The proposed southern elevation with both dormers will present a huge edifice which will be overly oppressive and harm the visual amenity of the bungalow to the south.'

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 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.

Character

Typically front dormers are unacceptable where they are not part of the original character of an area. However, in this case the character of Ullswater Road has already been eroded with the introduction of many front dormers. Nearby there are examples of flat roofed front dormers at Nos 43, 57, 61, 67, 75, 87, 89 and 99. There may be others in the street further afield. More recently pitched roofed dormers have been added to Nos. 34 and 42.

Front dormers are therefore no longer 'out of character' in the street. The front dormer proposed has been reduced in width to ensure it sits comfortably within the front roofslope of this detached bungalow. It is not considered that the revised proposal will be harmful to the streetscene.

No. 51, to the north, has a large rear dormer and there are many examples of other rear roof extensions in the vicinity. Again, they are not out of character.

The applicant would like to use composite cladding for the dormers. No details have been supplied. The agent has agreed a pre-commencement condition to approve these details.

Neighbour amenity

The front dormer will have little effect on immediate neighbours. It is modest in scale and projects less than 2 metres from the roofslope. It has also been reduced in width.

The rear dormer is very large. It is set down from the ridge and just up from the eaves but is otherwise nearly full width. It also includes a Juliet balcony. The roof extension will enable overlooking of neighbouring gardens. It is also a bulky addition to the roof which will be highly conspicuous from neighbouring properties.

However, it alone has a volume of less than 40 cubic metres and could be constructed under permitted development. As this is a detached house permitted development of up to 50 cubic metres for roof extensions applies. This fallback position must be a material consideration.

It would not be sustainable to refuse permission for this rear roof extension as it could be built separately under permitted development, notwithstanding its scale and design.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Sample of Materials

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? Yes.

Case Officer signed:	MOK	Date: 12.5.2020
Authorised and signed by:	Peter Barnett	Date: 12 May 2020