Expiry Date – 11/5

Development Control – Delegated Officer Report

Application Number: AWDM/0363/21 Recommendation – Grant

Site: 46 Sedbury Road, Sompting

Proposal: **Hip to gable roof extension with front and rear dormers.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: photos

Site and Surroundings

This application relates to a semi detached bungalow on the east side of Sedbury Road. The bungalow has been extended at ground floor rear. It shares a narrow driveway with No. 44, to the south. No. 44 is unextended at roof level. No. 48 has a front flat roofed dormer and a larger rear dormer and raised gable. There are many other examples of front and rear dormers in the street including at No. 42.

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

Proposal

Permission is sought to raise the side gable and to add front and rear dormer windows.

Consultations

Sompting Parish Council: No objection.

Representations

Objection from No. 44 summarised as:

Overlooking of rear garden.
Loss of light to front garden.
Noise and disturbance during build which is impossible to escape during lockdown.
Risk of covid.

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'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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

There are many examples of raised gables and front and rear dormers in the street. The proposal is not dissimilar to others. No loss of character will occur.

Neighbour amenity

The proposed rear dormer will enable a view of neighbours' gardens but as rear dormers can be added to bungalows under permitted development to refuse it on this ground would be unreasonable. The nearest window to No. 44 in the rear dormer proposed is a landing window with a nearer bathroom rooflight. No excessive or significant overlooking will occur.

Some disturbance during building works is inevitable. If a persistent nuisance occurs Environmental Health can intervene.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No gable windows added.*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: 6.5.21
Authorised and signed by:	Peter Barnett	Date: 6 May 2021