Development Management - Delegated Officer Report

Application Number: AWDM/1284/19 Recommendation – Approve

Site: 18 Silverdale Drive, Sompting

Proposal: First floor extension to east elevation over existing garage, including extension of existing dormer on rear (south) elevation. Replacement of existing front dormer with 3no. dormers to front (north) elevation.

Date of site visit: 22 August 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow with a single flat-roofed dormer centrally positioned on the front roofslope. There is a flat-roofed garage on the east side of the bungalow and a large rear dormer.

It is proposed to extend the roof of the bungalow over the garage and to replace the single front dormer with three pitched roof dormers. The existing rear dormer is to be extended across the new roof.

Relevant Planning History

S/27/84 - Single-Storey Extension to Side, Enlarging Kitchen and Providing Garage

Consultations

Sompting Parish Council: No comments received

Representations

1 letter of objection received:

- Overlooking & loss of privacy/direct overlooking of property & garden
- Loss of daylight
- Visual impact
- Overbearing/out of scale
- Increased sense of enclosure
- Loss of outlook

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''

National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

There are a lot of front dormers visible in Silverdale Drive and the proposal will not appear out of character or harmful to the street scene. The three pitched roof dormers will have a better appearance than the box dormer currently on the front roofslope. Grey cladding is proposed as a material for the dormers at the front and rear, which will not match the existing roof tiles and which will have a different appearance to the other dormers that are common within the street. However, it is not considered that such a finish is visually harmful.

The extension of the roof to the east side will close the gap to No.20 and will provide a wider property than its neighbours. However, the properties are in a staggered line and reasonable spacing will remain, particularly as the dwellings are separated by the detached garage at No.20.

The rear dormer will be large but there are many examples of dormers spanning the full width of rear roofslopes in the area and, while wider than most, no visual harm will arise.

Residential amenity

The roof extension will not cause a loss of light or outlook for neighbouring dwellings. The most affected property, No.20, to the east is set forward of No.18 and has a detached garage on the boundary adjacent to the extension.

The proposed dormers will face towards the street and, while oblique views along the side of No.20 will be possible (where there are two ground floor windows) no serious loss of privacy will occur. Views will not be possible towards the rear garden or rear windows of No.20.

The separation to the side of No.20 of 4.6m is considered to be sufficient to avoid any adverse impact through loss of outlook or increased sense of enclosure.

Overlooking from the rear dormer will not be materially worse than that which currently exists. The additional window will serve an en-suite and can be required to be obscure glazed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Side window to be obscure glazed
5. Rear dormer window to be obscured

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

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.

Case Officer: Peter Barnett Date: 13 September 2019

Authorised by: Gary Peck Date: 13 September 2019