Application Number: ADC/0492/07 Recommendation – APPROVE

Site: 134 Western Road, Sompting BN15 9TY

Proposal: Rooms in roof including front and rear dormers

The Application

The application site contains a semi-detached bungalow with brick walls, a plain tiled roof with gable ends on both sides, and a gabled front protrusion located on the eastern side of Western Road. A single-storey rear extension appears to have been erected under 'permitted development rights'.

The applicant now proposes conversion of the dwelling into a chalet bungalow involving the creation of rooms with both front and rear dormers.

The relevant section of Western Road is characterised by bungalow and chalet bungalow development, with there being numerous front and rear dormers predominantly to the north of the subject property.

Consultations and Representations

Sompting Parish Council: No objection but request that the dormer window design be amended to achieve a building of more pleasing visual quality (NB. the plans have now been amended).

Third Parties: 3 letters from adjoining residents have been received. One is from the northern side neighbour simply requesting assurance that her driveway would not be blocked by vehicles during the construction phase of development, whilst the other two are from neighbours to the rear objecting on grounds of:-

- increased noise, at a higher level off the ground; and
- loss of privacy as a result of the outlook from rear dormers (especially during winter when the deciduous trees at the end of the garden shed there leaves).

[NB. the owner of No.21 Silverdale Drive has requested to speak at the Committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including: -
Development Control Standard No. 3 'Extension and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relation specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No. 3 'Extension and Alteration to Dwellings' states that:-

> "Dormers should not be so large that they overdominate the dwelling, resulting in a top-heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls....a large amount of the original roof should still be clearly visible."

Visual amenity – appearance and character

This application involves the creation of three pitched roof dormers, one at the front of the dwelling and two at the rear. Others in the area are flat-roofed and it is considered that those proposed are of a higher standard of design and appropriate scale.

The front dormer was originally shown located across the top of the gabled front projection which resulted in an incongruous appearance. Amended plans now show it on the northern side of the front elevation, to the north of the front projection. As a result, it will be sympathetic to the existing gable of the front projection and create a balanced appearance from the highway. The two rear dormers are evenly spaced along the rear roof plane also ensuring symmetry in the design and a high level of aesthetic value.

The proposed roof tiles are denoted as matching the existing dwelling, but as the tile hanging is not specified a condition should be imposed.

Residential amenity

The distance from the proposed dormer windows to the principal windows of houses to both the front and rear of the property exceeds the 22m minimum requirement of Development Control Standard No.3. As a result the privacy (and noise) issues raised by the rear neighbours are not considered to be well-founded and would not warrant refusal.

It is also worth noting that there are a number of other rear dormers in the area (such as No.19 Silverdale Drive & No's 136 & 138 Western Road) where

similar separation distances exist. The design of those dormers is of a 'box style' design.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, AE2) and the adopted West Sussex Structure Plan 2001-16 (LOC1, DEV1, DEV4-5).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)

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