# Development Control – Delegated Officer Report

Application expiry: 05.03.07

**Application Number: ADC/0020/07 Recommendation - Permit**

**Site: 28 Bramber Close Sompting Lancing West Sussex**

**Proposal: Rooms in roof (with side gable and rear dormer)**

## The Application

The application property is the northern half of a pair of semi-detached bungalows on the east side of Bramber Close which backs onto Upper Boundstone Lane. The proposal is for rooms in the roof with a side gable extension and rear dormer.

The application is a resubmission of an earlier refused application ADC/0422/06 for similar roof extensions with the front dormer omitted from the design.

The previous application was refused on the grounds that:-

' *The proposed front dormer would relate unsatisfactorily to the existing front hipped projection of the roof and would form an obtrusive and incongruous feature that would be visually out of keeping with existing development and detrimental to the environment'*

## Consultations and Representations

**Consultations/Comments**

Sompting Parish Council - OBJECTION. The Council feel this development would be un-neighbourly and out-of-scale with surrounding properties. If planning permission were given, the Council would prefer half-hipped roof to gable ends.

**Third Parties**

A letter of representation has been received from the occupier of No.30 to the north, who states that provided the proposal is built as the plans show and there are no windows to look over the south side of their property that they can see no problem.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

## Planning Assessment

The relevant planning concerns of the application are the effect the proposed roof extensions will have on the visual and residential amenity of the area.

Policy AH7, relates to householder proposals, and requires that design and materials are sympathetic to the original dwelling and the area in general and that proposals would not result in an unacceptable degree or overlooking, loss of natural light or overbearing effect on neighbouring dwellings.

The proposed hip to gable extension is unchanged from the previous application in which it was considered acceptable. Other similar semi-detached bungalows in Bramber Close have been extended with a full gable extension to the side, some under permitted development and some as a result of recently obtaining planning approval (No's 19 and 23, S/50/04/TP and S/88/02/TP respectively).

The rear boundary fence of the property is 2.0m in height and on a raised verge as viewed from Upper Boundstone Lane. A line of conifer trees is present along the boundary also which effectively screens the rear of the property from view from the road to the rear.

The rear dormer would overlap a hipped roof detail which would not be seen from the street or from the rear in Upper Boundstone Lane and therefore it is considered would be acceptable in design. The size of the dormer is consistent with other dormers recently approved in the Close and is considered visually acceptable.

The proposed dormer would be more than 40m from the rear of properties to the east in Lynchmere Avenue and would not have an adverse effect on the privacy of the adjacent properties.

## Recommendation

APPROVE for reason that :-1PPii

1. C1Ci.
2. C12Ei.
3. C18Eiv – amended ( north side gable)

Case Officer: [signature]
Date: 21.02.07

for Head of Planning and Community: [signature]
Date: 22.2.07

Chair of the Planning and Regulatory Committee:
Date: