Development Management - Delegated Officer Report

Application Number: AWDM/1862/21 Recommendation – Approve

Site: 2 Herbert Road, Sompting

Proposal: Raising of roof ridge and extension of roof over South side; front and rear dormers

Date of site visit: Not visited; assessed using Google Maps and applicants' photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached hipped roof bungalow at the corner of Herbert Road and Valley Road. The property currently has a rear conservatory and flat roofed side extension with false pitch.

It was originally proposed to extend the roof over the side extension to form a new gable end, with front and rear dormers, and to raise the overall ridge height by 0.4m. The ridge will be extended in width by approximately 7.5m. Following Officer concerns at the prominence and bulk of the extended roof, amended plans have been received to show a hipped roof instead.

Relevant Planning History

None

Consultations

Sompting Parish Council: No objection

Representations

Letter of objection received from the occupiers of 3 Herbert Road:

- Cumulative effect of multiple building work in the area is causing disturbance
- Construction vehicles causing congestion on estate roads
- Please control hours of construction

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposal will lift the ridge above that of its attached neighbour. There are many such examples in Herbert Road as the bungalows step up the hill but the higher ridge tends to be on the northern most half rather than on the lower property. As such, this proposal will result in a stepping up in height which will go against the general character of the street.

However, the stepping up in ridge height is not considered to cause visual harm, particularly when viewed in the context of the property opposite (1 Herbert Road), a detached house which has a higher roof than its neighbour to the north.

The widening of the roof closer to the boundary will also increase the prominence of this proposal. It will come to within 2.5m of the side boundary and visually close the gap more than the current ground floor side extension does. However, a side extension has been approved at 1 Alandale Road (AWDM/0214/20), the property which backs onto this site, which also closes the gap somewhat, albeit less than the current proposal and not as high. The amendment to a hipped roof helps to reduce the bulk and prominence of the extension.

Dormers are very common in the area so the front dormer is not out of keeping. Large rear dormers are also common, although this one will be more visible than others due to it being adjacent to Valley Road. Nevertheless, any harm caused is not considered to be of such significance as to warrant refusal.

Residential amenity

The attached property to the north is not significantly affected by this proposal. The dormer will enable view across the rear garden but there are numerous dormers in the area which have a similar relationship with their neighbours and it is an accepted form of development which is very often permitted development. No serious loss of amenity will arise therefore.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Hours of construction

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

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.

Case Officer: Peter Barnett Date: 9 December 2021

Authorised by: Date: