Expiry Date – 8/3 ppa to 9/5

Development Control – Delegated Officer Report

Application Number: AWDM/0023/18 Recommendation – Refuse

Site: 17 Ullswater Road, Sompting

Proposal: Ground floor side and rear extensions; roof extensions involving new gabled roof with higher ridge to include 2no.side dormers. New roof to front bay and canopied entrance.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 22/2

Site and Surroundings

This application relates to a detached bungalow on the west side of Ullswater Road where it approaches the bend in the road with Thirlmere Crescent. The bungalows are arranged to suit the curvature of the road with each set further forward of one another the further north into the road such that the site sits further forward than 15 and 19 is further forward than the site.

The bungalow has a fully hipped roof with a prominent front gable and a flat roofed front bay window. It has a lean to extension on the rear and a drive way on its north side. It is finished in light coloured brick with a tiled roof and upvc glazing. Its rear garden backs on to open land.

The site is not in a conservation area and is not listed. The bungalows either side are each of a different design as are those opposite. There are examples of roof alterations in the vicinity, particularly front dormers. Side dormers are not typical.

Proposal

Planning permission is sought to add a north side ground floor extension, 1.4 metres in width and a rear extension measuring a maximum 4.4 metres in depth. It is also proposed to replace the roof over the extended width bungalow over 2.4 metres depth of the rear extension whilst lifting the ridge height by 1 metre. Dormers on each side are proposed at 5 metres depth. The roof extensions create 3 bedrooms at first floor, two of which are en-suite.

It is also proposed to relocate the entrance door to the front, road side elevation and to add a mono pitched roof over the bay and extend it across the new entrance.

Relevant Planning History

None.

Consultations

Sompting Parish Council: *Although the Council does not object - they are concerned that any windows overlooking neighbouring properties have obscure glass in them.*

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 3 Extensions and Alterations to Dwellings'.

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.

Neighbour amenity

No. 19, to the north has two secondary living room windows on the side elevation closest to the rear of the property and a dining room window nearer the front. The proposed side extension will take development to 1 metre of this shared boundary. The front dining room window will continue to receive light and an outlook to the front of the application site. The secondary living room windows will experience a loss of light but as this room has its main outlook and windows in the rear wall this is not considered to be significant. The two storey element of the rear extension is barn ended and will not break a 45 degree angle when measured from the centre of no. 19's rear patio windows.

No. 15, to the south, sits deeper into its rear garden than the application site. It has a car port and driveway on it north side, the shared boundary with the site. It has a hall, WC and secondary kitchen window in its north wall and gable bedroom window. This bedroom is primarily served by the front dormer window. The two-storey rear extension proposed does not extend as deep as the secondary side kitchen window at No. 15. The additional single storey element does not extend as deep as 19's rear wall and is well removed from the boundary.

The side dormers have bathroom windows in them and secondary bedroom windows shown as having a cill height at 1.7 metres above floor level. All windows should be obscurely glazed too. No loss of privacy would occur.

Character

This street has a varied character. No. 19, to the south, has a pitched roof with a higher ridge and large flat roofed front dormer. No. 15 has a similar roof to 19 but has a front projecting gable addition as built. Opposite houses are simpler again and further south are semi detached bungalows, some with front dormer additions

Lifting the ridge height by 1 metre will bring the site bungalow closer in height to both adjoining properties but still below them. The additional width will lose the side driveway, fairly typical of the spacing within the street, but will leave a gap of 1 metre to the north boundary.

Side dormers are not highly visible in the area, not least because most properties have gabled roofs. The proposed increase in ridge height together with the addition of large side dormers will radically alter the appearance of this roof. The applicant, at pre-application stage and during the course of this application has been encouraged to remove or to at least to reduce the scale of the side dormers, particularly the one on the south side which will be highly prominent in the street. He has not been willing to do so during the course of this application. He has argued that larger side dormers could be added to the existing roof under permitted development. However, this is not the scheme before us and as the scheme involves side and rear extensions and raising of the ridge height together with the side dormers the application needs planning permission and has to be judged against current policy and guidance.

Policy 15 of the newly adopted Adur Local Plan

Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:

- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;*

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

Development Management Standard No.2 "Extensions and Alterations to Dwellings" includes the following advice for applicants.

The appearance

2.5 The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally. An extension which is acceptable in a low density modern development may not be acceptable in a town centre location. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.

2.6 The following principles should also help to ensure that he criteria discussed able are met:

- *Extensions should generally respect the architectural period and style of the existing dwelling and the area.*
- *External construction materials should usually match in colour and texture the materials of the existing dwelling.*
- *Windows or other openings should be in scale with the extension and should be in line with and match the proportions and style of existing windows.*

Dormers and Roof extensions

3.11 Rear dormers and other roof alterations like hip-to-gable extensions may be able to be carried out as permitted development. Where permission is required, they should not be so large that they over-dominate 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 of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the room(s) proposed without adding very large flat-roofed dormers, permission will not normally be granted.

3.12 The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable that one large one, provided they are of sufficient distance apart. In some locations, front dormers may not be acceptable if for example they would spoil the special character of a Conservation Area or if there are currently no other front dormers present in a particular street scene.

The proposed side dormers are overly large and box like and will give the new roof a top heavy appearance. They do not respect local character and will not add to local distinctiveness. They are harmful to the appearance of this bungalow and the wider area.

Recommendation: **REFUSE** for the following reason:

1. The proposed side dormers would, by reason of their excessive size, bulk and positioning constitute a visually discordant and dominant form of development, detrimental to the appearance of the bungalow and the wider area. The proposal is therefore considered contrary to policy 15 of the Adur Local Plan 2017, adopted Development Management Standard No.2 "Extensions and Alterations

to Dwellings" and the relevant paragraphs of the National Planning Policy Framework relating to good design.

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? No

Case Officer signed:	MOK	Date: 8/5/18
Authorised and signed by:	Peter Barnett	Date: 8 May 2018