Development Management - Delegated Officer Report

Application Number: AWDM/1822/18 Recommendation – Approve

Site: 80 Greentrees Crescent, Sompting

Proposal: Removal of existing roof, raising of the roof ridge with first floor extension, including hip to gable at sides and front and rear dormers and roof lights

Date of site visit: 3 January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hipped roof 2 bed bungalow with two projecting gables at the front. It is proposed to raise the ridge height of the property by 0.7m, to form hip to gable extensions at the sides and to construct front and rear flat roofed dormers. The number of bedrooms will increase to 4. The application has been amended since its original submission to reduce the height increase (from 1.5m) and to remove pitched roofs over the dormers.

The property is currently vacant but is intended to be used as a residence for people with autism, assisted by staff where necessary. The residents will live together as a family unit and will share facilities. The use of the property will link with the current use of 41 Boundstone Lane to the east and there is connectivity between both properties.

Relevant Planning History

ADC/0237/07 - Detached two-bedroom bungalow at rear of 41 Boundstone Lane with access and parking space

ADC/0502/08 - Detached two bedroom bungalow at rear of 41 Boundstone lane with access and parking space off Greentrees Crescent (amendment to ADC/0237/07 roof design only)

AWDM/0162/11 - Application for Certificate of Lawfulness for proposed use of bungalow (Use Class C3) as a residence for 2 people with learning disabilities with 24 hour staff presence living together as a single household

Consultations

Sompting Parish Council: Support application

Representations

None received

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 2018)

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

The proposal will increase the bulk and height of the bungalow but it will retain its low eaves and will be comparable in height to the bungalows on either side. There is a mix of building types in the area, with larger houses further along in Greentrees Crescent, and the proposal will not appear out of character. The flat roofed dormers will reflect the style of a much larger dormer at the rear of 41 Boundstone Lane which is visible from Greentrees Crescent.

Residential amenity

The application property is quite close to the rear of 41 Boundstone Lane (8m) and there was initial concern at the impact that the increase in height and hip-to-gable roof extension could have on the outlook for that property. The extension has been reduced in height and the impact is considered to be improved as a result. Furthermore, the applicant owns No.41 (the application property having been built in the rear garden of No.41) and both properties are in use as shared accommodation for autistic people

To the west, No. 78 Greentrees Crescent is separated from the site by its own driveway. It has two windows and a side entrance door facing the site which may be impacted by the increased bulk and height. However, there is 6.8m separation between the buildings and the impact is not considered to be sufficiently harmful to warrant refusal.

At the rear the proposed dormer and rooflights will be obscure glazed to reduce overlooking. The bedrooms are also served by clear glazed front dormers so the rooms will enjoy an outlook at the front.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze rear dormer and rooflights

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

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: 28 January 2019

Authorised by: Gary Peck Date: 28 January 2019