Development Management - Delegated Officer Report

Application Number: AWDM/1671/20 Recommendation – APPROVE

Site: 56 Cokeham Road, Sompting, Lancing

Proposal: Proposed loft conversion including hip to gable enlargement to west, with 2no. pitched roof dormer windows to front (south) and 1no. flat roof dormer to rear (north).

Date of site visit: 16th November 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with hipped roof and rear single storey projection. There are similar detached and semi detached bungalows within the street and a parade of shops and two storey buildings are opposite.

Consent is sought here to add a hip to gable extension to the side, a large rear dormer and two front dormers. Amended plans have been received to show the dormers to the front changed from pitched roof to flat roof dormers to be consistent with other development within the street and match those currently being considered at no. 54 Cokeham Road under AWDM/1672/20. Consent was also granted at the neighbouring property in September 2020 under AWDM/0960/20 for amongst other things a flat roof rear dormer. The current scheme replicates the development at no. 54. This application and the current application at no. 54 have been submitted by the same applicant and it should be noted that although these will be determined at the same there is no requirement to link these by condition. Although they show a matching form of development consistent across the pair of semi detached properties it would not be harmful for one development to be carried out independently of the other.

Sompting Parish Council

No objection

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 (February 2019)

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 proposed front dormers and hip to gable extension will be clearly visible within the street scene. Although attempts have previously been made to resist the introduction of front dormers here it is considered, on balance, that the dormers as proposed can be supported. Being of flat roof design they are set down from the ridge and are positioned in proportion with the existing ground floor windows. There are other examples of flat roof dormers within this street and those proposed do not cause such harm to warrant a refusal here. The hip to gable extension is development which is common within this street and is not a form of development which will be out of character here.

The rear flat roof dormer will not be visible within the street scene and although large other similar dormers exist within this locality, including that approved at no. 54. This development will not therefore be detrimental to the visual amenities of the locality in this case.

Residential amenity

The rear dormer will overlook properties to the rear of the site, such development is common in this street and it must also be noted that this form of development can be built under permitted development with the same impact of overlooking as would occur here. Therefore there is no ground to resist this proposal here.

The proposed front dormers will face the highway, therefore no additional overlooking will occur in this case to any private space, there is a parade of commercial properties opposite the site. The works will not result in any detriment to residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on the west side of the roof slope.

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

1. Proactive with amendment

Case Officer: Hannah Barker Date: 1st December 2020

Authorised by: Peter Barnett Date: 1 December 2020