Development Control – Delegated Officer Report

Application Number: AWDM/0128/15 **Recommendation – Refuse**

Site: **1 Highview, Sompting**

Proposal: **Rooms in roof with rear flat roof dormer with 5 additional rooflights and sun pipe. Re-submission of AWDM/1418/14.**

Date of site visit: 10.02.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a corner plot situated to the east of Halewick Lane and the north of Highview. The property is a large detached two storey dwelling located within a cul de sac of two storey properties of similar design characterised by their brick built appearance, dark brown UPVC windows and two storey pitched roof projecting front features some of which incorporate timber cladding detailing. In the roads surrounding the application site to the north, west and south there are a mixture of two storey properties and bungalow properties of varying styles. The application site slopes from south to north in line with the adjacent Halewick Lane to the west and there is a 2 metre high brick wall which lines the westerly rear and southerly side boundaries of the application site. A two storey southerly side extension and a single storey rear extension have previously been added to the property.

This application is a re-submission of application AWDM/1418/14 which sought planning permission for a loft conversion with three dormers to the westerly rear roof slope, a sunpipe and three roof lights to the easterly front roof slope and a new obscure glazed window in the southerly gable end of the dwelling. The previous application was refused by the Council in December 2014 as the dormer extensions and southerly gable end window were not considered to relate sympathetically to the scale and appearance of the existing dwelling or the visual amenities of the surrounding area.

This application comprises a revised scheme which proposes one flat roofed dormer and five roof lights located on the westerly rear roof slope of the property, three roof lights to the front easterly roof slope and a sunpipe on the southerly side of the existing roof. The proposed rear dormer would measure 2.3 metres wide, 1.2 metres high and 1 metre deep. The dormer would be positioned high within the roof slope and would be located between a cluster of four rooflights to the north and two roof lights to the south. The dormer would be hung in plain roof tiles and the dormer windows and roof lights would be dark brown UPVC to match the windows in the existing dwelling house.

Planning permission is required as there is a restriction on the original planning consent (S/47/87) for this estate that removes permitted development restrictions in relation to roof extensions or alterations.

Consultations:

Sompting Parish Council has confirmed that the amended proposal does not overcome their fundamental objection to the previous scheme in which they considered the proposed development would be detrimental to the street scene and adversely affect the visual amenities of the neighbourhood.

Representations: No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises the erection of a dormer extension and installation of roof lights and a sunpipe to the roof of an existing dwelling house located within the built up area and can therefore 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

It is acknowledged that the Applicant has sought to address the amenity issues raised by the Council in relation to the previous scheme by reducing the number, size and design of the dormer. The number of dormers has been reduced from 3 to 1 and the proposed rear dormer now comprises a long slim line dormer with a flat roofed design. Either side of the rear dormer there would be a cluster of four roof lights to the north and two roof lights to the south.

The main issue in this case is still considered to be the impact of the proposed development on the character and appearance of the existing dwelling and street scene. An additional proposed photograph visualisation has been submitted which shows in further detail how the proposed dormer and roof lights would appear on the westerly roof slope of the property and how they would be viewed from Halewick Lane to the west. Whilst the scale of the dormer has been significantly reduced it would still

be positioned awkwardly high in the roof slope and the remainder of the roof would be cluttered with roof lights. The visual intrusion of the proposed dormer changes would alter the appearance of the existing rear roof of the property. The prominence of the dormer from within the road would continue to be exacerbated by the changes in levels from south to north in Halewick Lane and the elevated land level of the application property in comparison to the neighbouring dwellings to the south. Properties comprising 1-4 Highview are also slightly staggered in appearance and this emphasises the uniform appearance of their pitched roofs on the easterly side of Halewick Lane. The construction of the rear dormers would therefore disturb the uniform appearance of the staggered pitched roofs on these properties within Highview.

Within proximity of the application site there are no examples of visible dormers on neighbouring two storey dwellings within Halewick Lane or the majority of Highview. The exception to this is no. 37 Highview located to the south of the application site which has constructed a large flat roofed dormer without planning permission which is highly visible from Halewick Lane. Retrospective planning permission was sought for the rear dormer on no. 37 under application AWDM/1673/14 and this application was refused by the Council in January 2015. The Council's Enforcement department are currently pursuing this matter.

Whilst there are a few front and rear dormers visible on the properties within Howard Road to the west they are on smaller bungalows and are restricted to flat roof design which limits their bulk and prominence within the road. The majority of the properties surrounding the application site have not extended with dormer additions to the roof space and the proposed dormer extensions would therefore appear prominent and out of keeping with other built forms within the road.

Residential amenity

It is considered that there would be no adverse impact with regards to neighbouring properties as a result of the proposed dormer extension, roof lights and sunpipe. As the property is a corner property it is well distanced to the neighbouring dwellings located to the east, south and west by roads. There would be no windows located in the northerly wall of the rear dormer and therefore the proposed roof extension would cause no direct overlooking into the northerly neighbour's rear garden. There is already a degree of overlooking from the first floor rear windows of the dwelling to the northerly neighbouring rear garden and the proposed rear facing dormer windows and roof lights are not considered to cause any further harmful overlooking to the amenity of the northerly neighbouring occupiers.

Recommendation

REFUSE for the reason:-

The proposal is unacceptable in that the scale, design and awkward high position of the rear dormer extension would dominate the rear roof slope of the dwelling. The proposed

dormer extension would not relate sympathetically to the scale or appearance of the existing dwelling. The development would detract from the character of the existing dwelling constituting a visually dominant and intrusive form of development that would be detrimental to the street scene and make it difficult, if permitted, for the Local Planning Authority to prevent similar additions to other dwellings, the cumulative effect of which would detract seriously from the area. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the Local Development Framework.

Informative

1. Proactive Statement - Refusal (discussion)

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

Case Officer: Rebecca Tier Date: 16th March 2015
Authorised by: Jo Morin Date: 16.03.2015