Expiry Date – 24/5/19 EOT agreed to 4/6

Development Control – Delegated Officer Report

Application Number: AWDM/0467/19 Recommendation – Grant

Site: 8 Springate Road, Southwick

Proposal: Extended gabled roof over garage, widened rear dormer, 2 front dormers and single storey side extension with associated alterations.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/5

Site and Surroundings

This application relates to a semi detached bungalow on the west side of Springate Road. The property has been extended into the roof with a raised side gable and large rear dormer. It has a flat roofed garage on the side. The attached house, No. 6 has not been extended into the roof. No. 10, to the south has front and rear dormers and a raised side gable. There are other examples of front dormers in the street (11, 16, 26, 27, 28).

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to extend the side gable and rear dormer over the garage area and to add 2 pitched roof front dormers. It is also proposed to add a single storey extension to the rear of the garage

The application has been revised since first submitted to remove a first floor rear balcony and to show the new en-suite window in the rear first floor elevation to be obscurely glazed.

Relevant Planning History

AWDM/0474/19 - Application for a lawful development certificate for proposed single storey side extension and alterations to garage. Pending

145/77 – Extension to rear. Granted 17.10.77

235/73 – Alterations to bay window. Granted 14.1.74

26/73 – Internal alterations, conservatory and extension to WC. Granted 12.2.73

Consultations

None undertaken.

Representations

Objection from No. 10

'Loss of privacy from rear balcony. Rear bathroom window should be obscurely glazed for the same reason. '

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 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

The proposed gable extension sits above the garage. The garage is set off the shared boundary with No. 10 by 1 metre and No. 10 by the same distance. No. 10 has a ground floor bathroom window facing the side wall of the garage. No. 10 has added a deep ground floor rear extension, deeper than the rear extension on site.

The proposed ground floor rear extension will run parallel with the imperforate side wall of No. 10's rear extension and cause no harm.

The main rear wall of the application site is approximately 1.5 metre beyond the rear wall of No. 10. Thus the extension over the garage and widened rear dormer will project beyond the rear wall of No. 10. However, as these properties are separated by 2 metres and No. 10 is to the south it is not anticipated that any significant harm will occur to occupiers at No. 10. The en-suite window proposed closest to the boundary has been marked as obscurely glazed, this will be secured by condition. The rear first floor balcony has been removed.

Streetscene

The front dormers proposed reflect those added at No. 10 and elsewhere in the street. They are modest in scale in terms of the overall roof size. Side gables have been raised also. The proposal still leaves a 1 metre gap to the side boundary.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Rear en-suite window and new side ground floor windows obscure and non opening below 1.7 metres.
5. No new side windows

Informative

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.

Is recommendation contrary to any representations? Yes.

Case Officer signed: MOK Date: 31.5.19

Authorised and signed by: Peter Barnett Date: 3 June 2019