Expiry Date - 03/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0434/10 **Recommendation – Permit Application**

Site: **27 Glebe Close Southwick Brighton West Sussex**

Proposal: **Loft conversion with front and rear half hip gables and rear conservatory**

The Application

The application property is a link detached hipped roof bungalow in the south west corner of Glebe Close. It is the last dwelling before the Community Centre and is separated from that building by a footpath link to Southwick Street.

It is proposed to extend the roof of the dwelling at the rear from a hip to gable with barn hip and at the front from a hip to part gable with barn hip. Rooflights are proposed for both the north and south sides of the roofslope, with those on the south side fixed shut and obscure glazed up to 1.8m above floor level.

A conservatory is also proposed at the rear measuring 3m deep and is permitted development.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

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Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed roof extensions are considered to be modest and do not result in harm to the character or appearance of the bungalow. The rear roof extension is considered to be permitted development as its volume is less than 50 cubic metres. The front extension is a half gable with barn hip and largely maintains the overall form of the original dwelling. It is not considered that it will unduly harm the symmetry of the link detached pair and is acceptable.

Residential amenity

The proposed extensions will not have a harmful effect on residential amenity. The proposed rooflights on the southern roofslope have been amended from the original submission to be obscure glazed and fixed shut where they are less than 1.7m above the floor level.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

Expiry Date - 03/01/2011

1. C1Ci
2. C12Ei
3. C18Civ (amended) The rooflights in the south side of the roofslope shall at all times be glazed with obscured glass and fixed to be permanently non-openable except for those parts of the window which are more than 1.7 metres above the floor of the room in which the rooflights are installed.
4. This permission relates to the following approved plan date stamped received 4 January 2011:
   Drawing Title “Loft Conversion @ 27 Glebe Close, Southwick” Revision A showing Proposed Plans, Elevations and Section
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 6 January 2011