Expiry Date – 10/5, EOT agreed to 24/5

Development Control – Delegated Officer Report

Application Number: AWDM/0413/19 Recommendation – Grant

Site: 45 Overhill, Southwick

Proposal: Proposed single-storey rear extension. Gabled end roof extension with raised ridge line to west (rear) elevation. Two dormers to north elevation and roof lights to front and south elevations.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14/5

Site and Surroundings

This application relates to a detached hipped roof bungalow with a projecting front gablet roof on the west side of Overhill. The property has a single storey rear extension. It shares a driveway on its north side with No.47; both properties have detached rear garages. Front doors are in the facing side walls along with a kitchen window, bathroom window and separate WC window. Overhill climbs up from the south. No. 43, to the south is on lower ground and its rear wall is closer to the road. It has a bedroom/study window in its north wall.

Many of these bungalows have extended into the roof in a variety of ways including side dormers, raising rear gables and raising front gables or front gablets. Both adjoining properties are not extended at roof level.

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

Proposal

Permission is sought to add a small rear extension 2 metres deep between the existing deeper extension and south boundary. Beyond this is proposed a post on the line of the rear wall of the existing rear extension. It is proposed to extend the main roof over the existing and proposed rear extensions and add a gable end to it. Two north side dormers are proposed together with 3 south side velux windows and a front window in the existing hipped roof.

Relevant Planning History

SW/12/91 – Single storey rear extension and addition of second garage at rear. Granted 25.3.91

Consultations

None undertaken.

Representations

None received.

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

No. 43, to the south is 1 metre less deep at the rear than the main rear wall of the application site. It sits on lower ground too. The ground floor rear extension in this area is 2 metres deep. It will not affect occupiers at No. 43. The extended main roof and gable end will extend 3.7 metres beyond No. 43. However, there is dense and tall screening within No. 43's boundary which will make the extension difficult to see. It is also to the north of No. 43 and so will not affect sunlight nor have any significant daylighting infringements.

The rear gable window will allow a view over the rear garden but not the most intimate patio area. The neighbour at No. 43 does not object. Rooflights in the south side could allow a view into a side bedroom window. The applicant was asked to reduce their size and make their cill levels 1.7 m off finished floor level. Instead he is showing the three rooflights as being obscure and fixed shut. One is to a bathroom. The other two are secondary to bedrooms.

No. 47, to the north has a modest rear conservatory off their kitchen which sits approximately 1 metre behind the rear extension on site. Consequently the extension will have little impact on light to habitable rooms at 47. The rear most side dormer will face a side kitchen window at 47. This has been annotated to be obscurely glazed and non opening below 1.7 metres to avoid overlooking. This bedroom will have the rear gable window also for view, ventilation and escape. Paired garages will provide screening into 47's more private garden area form the proposed rear window.

Character

Side dormers are common in Overhill. The side dormers proposed have been reduced in width and their pitched roofs removed to minimise their bulk. The revised scheme is more sympathetic. Extending over a rear extension, as proposed, is not a feature of the street. However, as it is over a rear extension and receding in terms of impacts on the street it is not considered that it will be harmful to the character of the road.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No additional windows in roof
5. Obscure glazing

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? No.

Case Officer signed:	MOK	Date: 16.5.19
Authorised and signed by:	Peter Barnett	Date: 16 May 2019