Development Control – Delegated Officer Report

Application Number: AWDM/0449/22 Recommendation – Approve

Site: 22A Park Lane, Southwick, BN42 4DL

Proposal: Proposed roof conversion with part gable roof extension, rear dormers and roof lights to front and rear

Date of site visit: Assessment has been assisted using the Applicants plans: Earthlight mapping; and Google 3D of the site

Site and Surroundings

This application relates to a semi-detached hipped roof property built as two flats on the north side of Park Lane. The property shares the main front door but also has side staircase access to half the rear garden and a shared side driveway.

The two storey property is elevated above the road level with a flat roofed projecting double storey entrance detail. The other half of the pair is identical. The purpose built flats were built in the late 1940's to replace 2 bombed out houses from the Second World War. As these are infills, following war damage, they are different to other properties in the street.

The property is not in a conservation area and is not listed. The rear garden boundary adjoins the Southwick conservation area and the Kingston Buci conservation area is on the other side of the road.

Proposal

Planning permission is sought for:-

- Extend the roof from a hip to a Sussex hip;
- Provide 2no. hipped roof dormers and a rooflight to the rear roofslope; and
- 3no. rooflights to the front roofslope.

Relevant Planning History

2194/47 Erection of 4 flats to replace 4 war destroyed houses. **Approved 06.10.1947**

AWDM/0303/21 Proposed hip to barn end roof extension, pitched roof rear dormers and front roof lights to form rooms in roof and create 5-bedroom maisonette on first and second floors. **Approved 13.04.2021**

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

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.

Visual & Residential Amenity:

The proposed roof extension will mirror the approved scheme at the adjoining neighbouring property no. 20A Park Lane. However the internal layout of the accommodation provided will be different. The layout and therefore room sizes, will not be as cramped as the adjoining property, and it will provide a 4no. bedroom maisonette as opposed to the 5no. bedroom maisonette at no. 20A.

However, it is the design of the resultant building which is being considered here, the earlier approval unbalanced the semi-detached property, and the development proposed will re-balance the property, which will thereby positively contribute to the visual character of the locality.

Although the site is not within a designated conservation area, Southwick Conservation Area to the north of the site, directly abuts the rear boundary of the application site and spreads out to the north, east and west. Opposite the application site, starting at the front boundary of the property facing no. 22A, is the Kingston Buci Conservation Area. It is considered that the proposal will also contribute to the character of the neighbouring conservation areas, as it will visually balance the pair of semis.

The semi pair building is of a lower height than its neighbour to the west, no. 24, and the separation distance between the 2no. properties is some 6.4m, therefore the roof extension will not result in any material harm onto this neighbouring property.

The property to the rear in Church Lane, is some 49m distant, and at such a distance, thereby, they too will not be materially affected by the dormer windows facing towards their property.

Recommendation

APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

Is recommendation contrary to any representations? N

Case Officer: Eve Hearsey Date: 15.06.2022

Authorised by: Peter Barnett Date: 15 June 2022