Development Management – Delegated Officer Report

Application Number: AWDM/1437/23 Recommendation: Approve

Site: 37 Hadrian Avenue, Southwick

Proposal: Proposed part pitched/part flat roofed first floor rear extension with rear dormer

Date of Site Visit: 16 November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi-detached bungalow on the east side of Hadrian Avenue. It has large front and rear dormers, which take up most of the roofslope, and a flat roofed ground floor rear extension.

It is proposed to extend at the rear by removing the dormer and constructing a two storey extension with a flat roofed section extending from the ridge before sloping down over the existing single storey rear extension. A large dormer is also proposed on the sloping roof at the rear.

The extension projects from the rear by 4.5m with the flat roofed top measuring 3m deep.

The attached property to the south (No. 39) has front and rear dormers and a single storey extension to the same depth as the extension at No. 37 on the boundary.

Planning History:

ADC/0310/10 - Loft conversion (with side gable and front and rear dormers) and single-storey rear extension - approved

AWDM/1531/14 - Extension to existing front dormer - approved

Consultations:

None

Representations

3 letters of support received from the occupiers of 16, 33 and 39 Hadrian Avenue:

- Extension will not be visible from the front
- No neighbours at the rear to be affected
- Will bring huge benefits to this growing family
- I am the next door neighbour attached to 37 Hadrian Avenue and I do not consider that this development will adversely affect my property or the neighbourhood

Relevant Planning Policies

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

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposal is unusual and would not ordinarily be encouraged as it results in a large flat roofed area and a two storey addition to a single storey bungalow. However, there are already large flat roofed dormers at this property which from the street give the impression of a box-like shape to the roof. The bulk of the extension is at the rear and will not be prominent in the street scene. From the front and rear the property will continue to have the appearance of a bungalow with dormer, as it does now. The extent of the flat roof has been reduced following amendments.

On balance, it is considered that insufficient harm will be caused to justify refusal.

Residential amenity

The most affected properties are those either side, particularly the attached bungalow to the south. There are no residential properties to the rear.

To the south, No. 39 is attached to No.37 and will most experience the increased bulk on the boundary. The proposal will not project further than the existing rear extension but will add bulk at first floor/roof level. However, the roof slopes so that the bulk is much reduced at its furthest point from the rear wall of the property.

Amendments have reduced the bulk slightly as well by reducing the extent of flat roof projection and lowering the roof slope.

No. 37 is to the north of No. 39 and there will not be any loss of sunlight as a result of this proposal. The first floor dormer windows are set off the boundary and will not experience a significant loss of outlook. There is also a letter of support from the occupier of No. 39 who has stated that they do not consider that there will be any adverse effect on their amenities. On balance, it is considered that, while there will be some impact on No. 39, it will not be sufficiently harmful to warrant refusal.

To the north, No. 35 is a two storey dwelling which is separated by the driveway between the properties. It has a two storey flat roofed extension at the rear. There are a number of windows in the south side of No. 35, which all appear to be obscure glazed and secondary or serving non-habitable rooms. There will be increased bulk and some loss of light to the side windows, particularly on the ground floor. As with No. 39, the impact is not considered to be sufficiently harmful to warrant refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze side window to north
5. No additional side windows

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 5 December 2023

Authorised by: Gary Peck Date: 5 December 2023