11/5/09

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Development Control – Delegated Officer Report

Application Number: ADC/0102/09 **Recommendation – Refuse Application**

Site: **36 Eastbank Southwick Brighton West Sussex**

Proposal: **Loft conversion with gabled rear roof extension (with balcony) over existing flat roof, part front gable, and dormers at sides**

The Application

The site is located within the built up area of Southwick. A detached bungalow within a cul-de-sac of similar properties. The surrounding properties remain on the whole unchanged other than small gablet extensions to the front and there are some examples of side dormers both flat roof and pitched roof design.

The bungalow has an existing flat roof, single storey rear extension, a detached flat roof garage to the side with a driveway and front garden.
Permission is sought to convert the roof of the bungalow with a gabled roof extension to the rear above the existing flat roof extension, 4.1 metres in depth, to the height of the existing ridge, 6.3 metres, incorporating a rear balcony. Also proposed is a part front gable with pitched roof dormers to either side of the roof slope. The southern roof slope has a dormer with three roof pitches with a total width of 7 metres, maximum height of 2.4 metres and depth of 2.7 metres. The northern roof slope has a dormer with two roof pitches with a total width of 4.6 metres, maximum height of 2.4 metres and depth of 2.5 metres. The maximum height of the dormers will match the existing ridge height.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising:
Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected by this proposal are those either side of the site, no. 19 to the south and no. 34 to the north. Due to the angle of the properties to the rear there is a distance of at least 7 metres between the rear of the bungalow and no. 34 and 12 metres to no. 19. There is also a minimum distance of 30 metres to the properties to the rear of the site. It is therefore not considered that the proposed rear gable extension and balcony will have any adverse impact with regards to loss of light or overbearing impact and provided that privacy screens are used there would not be any overlooking or loss of privacy in this case.

The proposed side dormers will not result in any overlooking provided that they are conditioned to be fitted with obscured glazing and be non-openable other than a top fan light, where necessary.

Visual Amenity

No. 34 to the north has an existing front gable extension the same as that proposed in this case. This property also has a side flat roof dormer, however this is positioned lower in the roof slope than the dormers for which permission is sought.

As stated above there are other examples within the street of side dormers however these are limited to only one roof slope and are set down from the main ridge. The proposed dormers, combined with the rear gable extension and balcony are considered to be over development which is out of keeping and detrimental to the character and appearance of the existing bungalow. The proposal does not represent a subservient addition and is out of scale with the building. The dormers although set back are built up to the ridge height and will be overly dominant when viewed from within the cul de sac, therefore to the detriment of the street scene.

Recommendation

REFUSE for reason that :-

1. B5BR – amended..The proposed loft conversion comprising of rear gable extension, dormers and front gable by reason of its large cumulative size and unsympathetic design, would be out of keeping in scale and appearance with the existing building.....

Case Officer... [redacted] .....Date.....24/4/09.....

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