Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1287/12

Site: **10 Springate Road, Southwick**

Proposal: **Single storey rear extension and roof conversion with front dormers (revision to AWDM/0675/12)**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is a revision to a previously approved scheme. The change consists of a different design to the front dormers; from a flat roof lead rolled design to a pitched gable with plain hanging tile.

The application property is an inter-war semi-detached bungalow with part render part brick walls. The surrounding area is residential in its character.

Relevant Planning History
AWDM/0675/12

Consultations
Worthing & Adur Councils: The **Environmental Health** officer requests precautionary contamination condition

Representations
None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Saved Adur Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The presence of 2 no front dormers was accepted in the previous approval. That approved scheme involved negotiations with the agent to secure less bulky front dormers.

However, it appears to always be the applicant's intent to have 'hats' on the front dormers, hence this new application. Original drawings submitted with AWDM/0675/12 showed the dormers with hipped roofs.

The gabled roofs now proposed would reinstate extra unnecessary bulk to the roof. However the revised design retains the sympathetic scale and position of the previously approved dormers, and echoes the existing gable over the front entrance door. All this is sufficient to reduce the additional prominence of the dormers so as not to be overly harmful to the integrity of the host building.

The remainder of the development is unchanged from what was previously approved and for the reasons already detailed out in that earlier consideration, is visually acceptable; there has been no material change in site circumstance to warrant decision otherwise. This is subject to the re-imposing of a condition requiring matching exterior materials/finishes.

Residential amenity – effect on existing dwellings

> The revised dormers do not alter the nature of the overlooking that would have resulted had the previous approval been built out.
>
> The remainder of the development is unchanged from what was previously approved and for the reasons already detailed out in that earlier consideration, would not unacceptable harm the living conditions of neighbours; there has been no material change in site circumstance to warrant decision otherwise. This is subject to the re-imposing of a condition controlling future windows/openings in side walls of the extension.

Contaminated Land

The site is not contaminated so an informative would suffice to raise the applicant's awareness of this risk

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the South East Plan policies BE1, CC1, CC6

Subject to Conditions:-

1. Standard time limit

2. Approved plans
3. Materials and finishes to match
4. No further windows/openings without prior permission

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 28-11-2012

Authorised and signed by: Peter Barnett Date: 28 -11-2012