Development Management - Delegated Officer Report

Application Number: AWDM/0456/24 Recommendation – APPROVE

Site: 66 Underdown Road, Southwick, BN42 4HL

Proposal: Removal of front rooflight and construction of new dormer to front elevation

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the east side of Underdown Road, Southwick, and is a two storey end of terrace dwelling. No. 66 has a large and a small front rooflight, plus a rear dormer, and rear extensions.

The street contains predominantly two storey dwellinghouses in detached, semi-detached, and terraced form. Many have front rooflights and a couple have a front dormer.

Proposal:

This application seeks planning permission to:-

- Provide a small dormer to the front roofslope, measuring approx. 2.33m wide x 1.48m high x 2.35m deep

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

Planning Assessment

Principle:
The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

There are only a few, front dormers which have taken place within the street, the ones of most note being no. 55, a flat roof dormer, which is directly opposite the application site, and its neighbours at no.'s 51 & 53, which are pitched roof dormers.

The design of no. 66 is one that has a ground floor square bay with triple windows facing forward, but only 1no. first floor window. The Dormer will be positioned so that the side of the dormer is lined up to be in line with the side of the first floor window and the side of the ground floor bay. This positioning will give it some balance on the dwelling.

The dormer will leave some 1.6m to the south side and approx. 780mm to the north side, with 300mm to the ridge and 600mm to the eaves. It will thereby not overly large and will be in character with other dormers with the street scene.

The Agent has written in to outline the reasoning behind the positioning of the front dormer, and it largely marries up with the above.

The distance between the front dormer and the property across the street is some 20m, thereby they it will not result in any unacceptable overlooking or material loss of residential amenity to that property.

The front dormer will thereby be acceptable within the street scene.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 04.06.2024

Authorised by: Peter Barnett Date: 4 June 2024