Expiry Date – 9/3

Development Control – Delegated Officer Report

Application Number: AWDM/0044/20 Recommendation – Grant

Site: 7 Upton Avenue, Southwick

Proposal: Proposed side dormer to east elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 7/2

Site and Surroundings

Detached 1930's bungalow on the north side of Upton Avenue in a street of similar bungalows. The bungalow has raised the rear gable and added a long dormer on the west elevation. Many other bungalows in the street have had similar gable additions and dormers to one side roofslope. There are a couple of examples where second side dormers have been added but of a smaller size e.g. No. 6 and 37 Overhill. No. 15 has two long side dormers erected under the terms of an LDC, ref: AWDM/0917/19 refers.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a dormer on the east side of the roofslope to match the existing west side dormer in size and scale.

The dormer has been reduced in scale since first submitted and is now set behind the front hip and slightly down from the ridge.

Relevant Planning History

SW/43/03 - Rooms In Roof (With Front & Rear Gables And West Side Dormer).
Refused 13.6.03

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

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.

Neighbour amenity

No. 9 has a single side window facing the site. Three side windows are proposed in the new dormer. These are all secondary to the rooms proposed and can be obscurely glazed and fanlight opening only to minimise intrusion to No. 9.

Character

The original character of this bungalow's roof is already different to as built as the rear gable has been lifted and a large side dormer added to the west side. Many other properties in the street have made similar changes to the roofs and some have double sided dormers. No. 15 has recently completed a roof extension with two large side dormers, as proposed in this case.

Given the changes in the streetscene already it is not considered that this proposal will cause more significant harm to the character of the street than already exists or can be achieved under permitted development.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *New windows obscurely glazed and fixed shut below 1.7 metres*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 6.3.2020
Authorised and signed by:	Peter Barnett	Date: 6 March 2020