Expiry Date – 22/4

Development Control – Delegated Officer Report

Application Number: AWDM/0303/21 Recommendation – Grant

Site: 20 A Park Lane, Southwick

Proposal: **Proposed hip to barn end roof extension, pitched roof rear dormers and front roof lights to form rooms in roof and create 5-bed maisonette on first and second floors**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/4/21

Site and Surroundings

This application relates to a semi detached hipped roof property built as two flats on the north side of Park Lane. The property shares the main front door but also has side staircase access to half the rear garden and a shared side driveway.

This is a striking property elevated above the road level with a flat roofed projecting double storey entrance detail. The other half of the pair is identical.

As these are infills, following war damage, they are different to other properties in the street.

The property is not in a conservation area and is not listed. The rear garden boundary adjoins the Southwick conservation area and the Kingston Buci conservation area is on the other side of the road.

Proposal

Planning permission is sought to barn end the side hipped roof and to add two pitched roof dormers to the rear elevation and a rooflight and 3 rooflights to the front elevation.

The application has been revised since first submitted to reduce the size of the rear dormers.

Relevant Planning History

2194/47 – Erection of 4 flats to replace 4 war destroyed houses. Granted 7.6.48

Consultations

None.

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'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Character

This street has a mixed character. These paired properties are more recent infills and unique to the street. There are earlier brick built semis with strong gable details as well as bungalows further to the west.

Whilst raising the gable will unbalance the original roof form of this pair a barn end is included to minimise the change. As this is not in a conservation area it is not considered that this change to the roof form is so harmful it would justify a refusal.

The dormers at the rear will not be visible from the street. They will be visible from the rear gardens of properties in Church Lane, which are in the Southwick conservation area but at a minimum distance of 28 metres. The reduction in their size ensures they will not be harmful to overall character.

Neighbour amenity

No significant neighbour amenity issues arise as a result of this proposal. No neighbours have commented.

Parking

The side driveway is owned by the applicant and can accommodate 4/5 cars in tandem formation. On street parking is unrestricted outside the site with double yellow lines on the opposite side of the road.

Occupier's amenity

The existing flat has access to more than half of the rear via a side staircase. The garden is dog legged to give the ground floor flat a narrow part which then extends full width for use by the first floor.

A flat with a floor area of approximately 100sqm overall is to be created in the form of a 4/5 bedroom property. The 5th bedroom is small and shown as a bed/study. Otherwise the unit will have a kitchen/diner, a separate living room and two bathrooms.

Only one bedroom can be considered a double under the Technical Housing Standards, notwithstanding the drawings. A 5 bed, 6 person unit should have a minimum floorspace of 103 sqm. A 4 bedroom, 5 person unit 90 sqm. Adequate floorspace is provided.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match

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: 13.4.21
Authorised and signed by:	Peter Barnett	Date: 13 April 2021