Development Management - Delegated Officer Report

Application Number: AWDM/1620/21 Recommendation – APPROVE

Site: 172 Downsway, Southwick, BN42 4WF

Proposal: Hip to gable roof extension; 2no. rear dormers, front rooflights; new front steps with balustrade; and removal of earth bank in order to create a vehicular hardstanding area.

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 application site is hipped roof, semi-detached bungalow, located on the north west side of Downsway, Southwick. The property is situated on land higher than the pavement and road, and its front amenity area is a grassed bank, which has concrete steps with a handrail in the centre of the bank, leading from the house, down to the pavement.

The dwelling is brick faced with plain roof tiles of a similar colour to the bricks. Most of the dwellings have comparable materials. However no. 154 has rendered its elevations and changed the rooftile colour. They have also undertaken an engineering operation to remove a lot of the frontage bank in order to provide a level hardstanding off of Downsway.

The properties on this side of the road are predominantly semi-detached bungalows, and all have the high bank in their front amenity land. Some have front dormers and many have rear dormers and or rear extensions.

Proposal:

The proposal seeks permission to provide:-

- Hip the gable roof extension;
- 2no. dormers within the rear roofslope;
- Engineering works to the front of the site to remove a large percentage of the bank;
- Hardstanding area for the parking of 2no. cars, and
- Vehicular crossover.

Consultations:

WSCC Highways:

The submitted plans detail that the proposal also includes a dropped crossing to provide access to 2no. hardstanding parking spaces.

Downsway is an unclassified road subject to a 30mph speed limit.
An inspection of the submitted plans and WSCC mapping show that there do not seem to be any concerns with vehicular visibility at the proposed point of access
The crossover will need to be implemented under licence to a specification obtained from WSCC Highways.

The Local Highways Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore it is not contrary to the NPPF (paragraph 111), and that there are no transport grounds to resist the proposal

If the Local Planning Authority is minded to grant panning consent the following conditions would be advised:
Car parking space (details approved)
The use of the access point shall not commence until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use
Access
The use of the parking area shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'Loft Extension with hip to Gable' and numbered PL1 A.
Reason: In the interests of road safety.

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

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:

No.’s 154, 162, 166 and others have removed part of the bank to the front of their properties in order to provide a parking area to their properties, the application thereby will accord with the character of the existing locality.

Further, many have undertaken some form of side extension and or hip to gable roof extensions to enable rooms in the roof, together with roof dormers and or rooflights.

The proposal to provide a hip to gable, rear dormers, and front rooflights will be in keeping with the street scene as others have undertaken such works, and there is a good separation from the neighbouring properties so as not to result in any unacceptable impact onto their existing residential amenities.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Parking
5. Access

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 25.10.2021

Authorised by: Peter Barnett Date: 25 October 2021