Expiry Date - 17/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1335/23 Recommendation – APPROVE

Site: 10 Southdown Road Southwick West Sussex BN42 4FT

Proposal: PROPOSED PORCH EXTENSION, ROOF GABLE EXTENSIONS WITH LARGER REAR DORMER AND REAR EXTENSION

Date of site visit: 27/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the southern side of Southdown Road. No. 10 is a chalet style bungalow which forms one of a pair. The other neighbouring properties are large two storey dwellings set within large plots. Each of the properties has driveways to the front and off road parking available. Southdown Road has parking spaces available although not directly outside the property.

The chalet bungalow currently has dormers to the front, side and the rear. Set back from the principal elevation to the rear of the property there is a garage to the south west. The application site already has a rear extension with a large conservatory. Due to the size of the plot from the existing rear elevation there is still approximately 22m to the rear boundary.

Proposal

The proposal relates to a small front porch, part gable extensions to the roof. These extensions are to both the east and west gables, they are not proposed to convert the hips to full gables but to include barn hips. The pitch of the property will be extended to on both sides. To the front of the property there will be two roof lights proposed within the new roof aspects. The rear of the extended gables will see three roof lights within the eastern half, the western half will see a large box dormer. Within this there is proposed to be a pair of French doors with a Juliet balcony and full length windows facing the rear.

There are not proposed to be any windows in any side elevations. To the rear there is a wraparound extension that would extend the existing extension. Within this the extension would be demolished and the conservatory roof replaced with two sky lanterns. In the rear elevation of the extension there are proposed to be some bi folding doors with a further window.

Relevant Planning History

Expiry Date - 17/11/2023

No recent applications

Consultations
None

Representations
None

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (HCLG 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment
Principle

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual amenity

In terms of visual amenity, the main aspects of the proposal that will impact the street scene relate to that of the front porch and the gable extensions. Within the street there are a number of properties with front porches of varying styles. The proposed front porch is considered to be a sympathetic design with a pitched roof that would not be to the detriment of the street scene.

The rear extension and rear dormer will not be visible from the frontage and as such are not considered to impact the visual amenity of the property or the wider street scene.

The roof extension to form part gables will have an impact on the visual amenity of the street with the proposal resulting in a larger building. However the design of the extensions is considered to be sympathetic and the retention of a part hipped aspect allows the character of the property to be in keeping with the street and the neighbouring property to the west. With the materials to match the existing property it is considered that the extensions whilst not visually subservient they are sympathetic to the host and not demonstrable to the application.

Residential amenity

Due to the location there are no neighbours to the rear that would be affected by the proposed development. As such the properties that are the most

affected by the proposed development are numbers 8 (to the west) and 12 (to the east). Number 8 Southdown Road is a two storey dwelling that is separated from the application site and proposed development by approximately 4.5m.

The other gable extension to the east is considered to have more of an impact on the neighbour (No. 12) due to the chalet style of the pair of bungalows. However, in this instance with the omission of windows within the east elevation and the neighbouring property not having any windows or openings in the pitch of the roof there is no overlooking on the neighbour. With an existing dormer to this elevation there is currently the potential for some overlooking which means that the removal of these windows would reduce the impact on the neighbouring property.

Due to the extension of the gable protruding to the elevation and outside wall there is going to be some potential for overbearing and overshadowing impact. With the properties having a close relationship they both have a narrow passage way that is split with the boundary. With this providing further separation the chalet style property would not have an impact that would be demonstrable to the neighbouring properties amenity space.

As such the proposed gable extensions are not considered to be unacceptable in the terms of the impact on residential amenity.

The rear extension will provide a small impact on the neighbouring properties with the extension measuring 3.24m to the rear. There is not considered to be any difference in the impact on the neighbour to the west due to the existing study. As such the impact on the neighbour to the east is the impact that needs to be assessed. With the single storey nature of the proposed development and the neighbour having their own conservatory and application for a rear extension (AWDM/1295/23) there is not considered to be any unacceptable impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may

have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Finlay Gardner Date: 22 November 2023

Authorised by: Peter Barnett Date: 22 November 2023