Expiry Date – 12/10

Development Control – Delegated Officer Report

Application Number: AWDM/1274/20 Recommendation – Grant

Site: 2 Hadrian Avenue, Southwick

Proposal: Hip to gable roof extension with front and rear dormers. Resubmission of AWDM/1001/19.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/7

Site and Surroundings

This application relates to a hipped roof 1950's semi detached bungalow on the west side of Hadrian Avenue close to the junction with The Crescent. The property has been extended at the rear ground floor.

Numerous roof alterations have occurred in the street including some large front roof extensions. The adjoining bungalow, No. 4, is unextended at roof level.

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

Proposal

This application follows a refusal last year. It is for a raised gable, wide rear dormer and two individual front dormers. The application has been revised since first submitted to pull the rear dormer off the gable wall and to lose the squat crown roofs previously proposed for the front dormers.

Relevant Planning History

AWDM/1001/19 - Hip to gable roof extension with front and rear dormers. Refused 22.8.19

AWDM/1151/13 - Householder application for permitted development for prior approval for single storey rear extension measuring 4m from rear wall of the original dwelling, maximum height 3.3m and maximum height of eaves 2.4m. No prior approval required.

Consultations

None.

Representations

None

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.

Character

These bungalows were originally built with hipped roofs. Many have gabled their roofs and added front and rear dormers, some of which are very large.

This revised application proposes two individual flat roofed front dormers as opposed to the refused scheme which had proposed a single almost full width front dormer. The revised scheme is much more acceptable in the streetscene. The raised gable and a rear dormer could be erected under permitted development.

Neighbour amenity

No significant impacts will occur. A version of the rear dormer and raised gable could be achieved under permitted development with the same neighbour impacts. The front dormers will have no neighbour impact.

Recommendation APPROVE subject to the following conditions:

1. *3 years*
2. *Approved Plans*
3. *Materials to match*
4. *No new windows - gable*

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: 25.9.2020
Authorised and signed by:	Peter Barnett	Date: 25 September 2020