Development Management – Delegated Officer Report

Application Number: AWDM/0061/23 Recommendation – APPROVE

Site: 107 Manor Hall Road, Southwick, BN42 4NL

Proposal: Hip to gable end roof extension and enlargement of an existing rear dormer.

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 & Surroundings:

The application property is a semi-detached hipped roof bungalow with an existing rear dormer and rear ground floor extension. There are also rooflights within the front roofslope.

The streetscene is predominantly residential and comprises a mix of bungalows and two storey houses. Many of the dwellings have been extended in some form with rear extensions and/or dormers. There are also many that have extended the hipped roofs into gable end roofs. The size of the rear dormers that have been constructed vary in size from relatively small dormers, into very large rear dormers, such as no. 111 Manor Hall Road.

The Proposal:

The application seeks permission to extend the hip of the roof into a gable end roof, and to extend the existing rear dormer out over the newly created gable end

Consultations: None

Representations: None received

Relevant Planning Policies

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

Relevant Planning History:

ADC/0770/07 Side extension and enlargement of roof with part hipped side gable and rear dormer with balustrade (to create rooms in roof).
Refused 12.02.2008 (Appeal dismissed 25.11.08)

ADC/0037/09 Side extension and enlargement of roof with full hip and rear dormer. **Approved 23.03.2009**

Planning Assessment

There is no objection in principle to the proposal which is a residential use within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The existing dormer is approx. 6m wide and the proposed dormer will be approx. 9.5m wide. A gap of approx. 250mm will remain from the side edge of the proposed dormer to the side edge of the new gable end.

It is noted that the 2009 approval (see above) included a side extension of the roof, and retained a hip within the extension, that roof extension went over a ground floor side extension of approx. 2.5m wide. A gap of 900mm was retained between the side of the extended bungalow and the side boundary with no. 105.

Many of the bungalows within the area have undertaken hip to gable roof extensions for example in the very near area no.'s 103, 105, 111, 110, 106, and 102 Manor Hall Road.

The neighbouring property to the west, no. 105, has therefore already undertaken a hip to gable roof extension, and a wide rear dormer.

It is considered that although the bungalow and roof has been extended to the side, the gap left is an acceptable width remaining in order to assimilate the inclusion of the gabled end without compromising the scale of the existing dwelling whilst retaining an acceptable space between it and its neighbouring property to the west. i.e. no. 105, who have undertaken a hip to gable and rear dormer extension under permitted development rights in 2018.

When viewed from the rear, no.29 Springate Road, it would be visually apparent that the application property and the neighbouring property at no. 105 will still be separated from one another following the construction of the gable end. Further, no. 29 Springate Road is over 30m distant from the application site, and thereby will not be materially harmed by the proposal.

The spatial quality and character of the area will therefore not be compromised by the proposed gabled roof together with the associated widened rear dormer.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 17.03.2023

Authorised by: Peter Barnett Date: 27 March 2023