Development Management - Delegated Officer Report

Application Number: AWDM/14532/17
Recommendation – Approve

Site: 23 Old Shoreham Road, Southwick, Brighton

Proposal: Hip to gable roof extension to west elevation rear dormer with timber cladding and front rooflights.

Date of site visit: 13.11.2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling on the north side of Old Shoreham Road, Southwick. The building is characterised by a front bay and hipped roof as is the case with other buildings within the street. Most properties within this stretch of the street remain as built with hipped roofs. A few hip to gable extensions exist and some flat roof dormers are visible within the vicinity of the site. These are not dominant features within the street scene.

Consent is sought for a hip to gable roof extension and a rear flat roof dormer. This type of development, generally speaking would normally be permitted development subject to the volume created by the development. For example the hip to gable development and rear dormer at no. 87 Old Shoreham Road was subject to a Certificate of Lawfulness AWDM/0355/13. In this case the rear dormer is proposed to be clad with timber. Therefore materials to be used for the development will not be similar to that existing. The works are therefore not permitted development and consent is required.

Following the site visit the case officer requested amended plans showing a reduction in the scale of the rear dormer, in particular to set in the dormer from the rear wall of the house. Amended plans have been received showing a reduction. The dormer as amended is 5.5 metres wide, 3.5 metres in depth and 2.5 metres high. The applicant's agent does however refer to other similar developments nearby, namely nos. 67 and 87. No. 87 is the lawful development referred to above while no. 67 was granted permission in 2015 (AWDM/1668/14).

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Submission Adur Local Plan as modified in accordance with the inspectors recommendations (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The change of roof from hip to gable with rear dormer is a significant development which will be clearly visible within the surrounding area both to the front and rear of the site. As stated above there are a few similar developments surrounding the site yet the dominant roof form is that of hipped roofs. Efforts have been made here to reduce the scale of the proposed dormer which allows it to appear less dominant and set in from the rear wall of the main house. This improves the development from that which was originally submitted. It is however considered, on balance, that the proposed works are acceptable. Notwithstanding the above it must be acknowledged that these works would be permitted development if materials were to match and therefore the impact of such development would be no different.

Residential amenity

The proposal will not give rise to any significant impact with regards to overlooking, loss of light or overbearing impact. Although the rear dormer will increase overlooking to the rear, this already exists to some extent from existing first floor windows. This form of overlooking to adjacent gardens and properties to the rear is commonplace within built up area such as this. For consideration here also is ‘fall back’ - a dormer could be constructed under permitted development which would impact adjacent neighbours in the same way as the proposal here. In residential amenity terms there would be no grounds for refusal here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing except for dormer which is to be timber clad in accordance with details to be submitted.

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

1. Proactive with amendment

Case Officer: Hannah Barker Date: 21st November 2017

Authorised by: Peter Barnett Date: 23 November 2017