Development Management – Delegated Officer Report

Application Number: AWDM/0954/15 Recommendation: APPROVE

Site: 22 Hadrian Avenue, Southwick

Proposal: Roof conversion including two front dormers

Date of Site Visit: 8 July

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for a roof conversion including two pitched roof dormers to this existing bungalow.

The application site is located on the western side of Hadrian Avenue and is within the part of the road characterised by semi-detached bungalows.

Planning History:

None relevant

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

A number of properties have already converted their lofts in the vicinity and accordingly changed the shape of the roof. This includes the immediately adjoining neighbour to the south which has a large flat roofed dormer in its front roofslope. There are several other flat roofed dormers in the front roofslopes of properties in the vicinity while other dwellings have rooflights to the front.

The proposed alteration to this property consisting of two pitched roof dormers to the front roofslope will provide a higher quality of development than much of the rest of the street and is accordingly to be welcomed. The roof alteration will facilitate a rear dormer under permitted development.

The application is considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

01 Time Limit
02 Matching Materials
03 Approved Plans

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

Case Officer: Gary Peck Date: 24 July 2015

Authorised by:  Date: 29th July 2015