Expiry Date - 05/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0313/12 **Recommendation – APPROVE**

Site: **26 Manor Hall Road Southwick Brighton West Sussex**

Proposal: **Application for non material amendment following grant of planning permission AWDM/0403/11 to raise the roofslope of the eastside extension and to install additional rooflights to front and east side**

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a hipped roof detached bungalow located on the south side of Manor Hall Road. Permission has been granted under reference AWDM/0403/11 to demolish the attached garage on the east side and to construct a single storey side extension comprising a studio and store on the ground floor with accommodation provided within the existing and extended roof, served by a rear dormer with Juliet balcony. The ground floor extension measures 2.6m wide, 8.5m deep and 5.3m high with a hipped roof which will sit below the ridge of the existing bungalow. The dormer measures 4.5m wide, 2m high and projects 2.8m from the roof, being level with the ridge of the proposed side extension.

This application seeks approval of a non material amendment to raise the roofslope of the east side extension, to install additional rooflights on the front and east side and to add a false pitch to the rear dormer.

The east side extension will have the same ridge height of 5.3m but an additional vertical wall 0.5m high is to be added on the side elevation which will raise the roofslope slightly. Two additional rooflights are proposed for the east side, serving a stairwell and bedroom, and on the front serving a bedroom. At the rear the proposed dormer is to have a false pitch added to improve its appearance. The addition to the roof will not bring it higher than the ridge height of the proposed side extension.

Relevant Planning History

Consultations

Not applicable

Representations

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No third party consultations were carried out in line with guidance for dealing with non material amendment applications

Relevant Planning Policies and Guidance

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

Planning Assessment

Visual amenity
The proposed amendments are minor alterations which do not have a harmful impact on the character or appearance of the property.

Residential amenity

The proposed amendments are minor alterations which do not have a harmful impact on residential amenities of neighbouring dwellings. To the east of the site there is a pair of semi detached two storey dwellings which do not project as far to the rear as the bungalow at No.26. The proposed extension will be constructed almost on the boundary but will be single storey with a hipped roof. There will be a separation of 2.5m to the side of No.28 to the east, which does have side windows and a door, but it is not considered that the minor alterations to the extension will have an adverse impact on the neighbours' residential amenity. The side rooflight serving bedroom 4 will be obscure glazed and non opening. The other 2 serve a stairwell only.

Recommendation

APPROVE the non material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing nos. 32C (Proposed Ground Floor Plan) and 33A (Proposed First Floor Plan) received 8 March 2012 and Drawing nos. 34C (Proposed Front and Back Elevations) and 35B (Proposed Side Elevations) received 15 March 2012
..... existing planning permission AWDM/0403/11 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing nos. 32, 33, 34 and 35 received 13 July 2011

Is recommendation contrary to any representations? N/A

Case Officer signed: [redacted] Date: 26/3/12

Authorised and signed by: [redacted] Date: 26/3/12