Development Management - Delegated Officer Report

Application Number: AWDM/0135/24 Recommendation – APPROVE

Site: 17 Eastbrook Way, Southwick, BN41 1PS

Proposal: Proposed loft conversion by way of a hip to gable and rear dormer roof extensions, together with a front rooflight. Dormer to be finished in composite cladding in Light Grey.

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 and Surroundings:

The application site is a two storey, semi-detached dwelling, with an existing single storey rear extension. The dwelling is located at the north end of Eastbrook Way, a cul-de-sac. The property backs onto the east/west railway line, and there is an enclosed footbridge over the railway tracks, with access to the footbridge from a pedestrian path directly to the west side of the application site. There are also 2no. garage blocks directly abutting the site to the rear.

Properties in the Eastbrook Way are predominantly two storey terraced dwellings with some semi-detached dwellings also. There are also commercial properties within the close locality to the east of the application site.

The site is not a Listed Building or within a Conservation Area.

Proposal:

This application seeks planning permission to:-

- Flat roof rear dormer measuring 5.45m wide x 2.88m deep x 2.83m high;
- Hip to gable roof extension with new window to gable end;
- New rooflight to front roofslope.

Consultations: None

Representations: None received

Relevant History:

AWDM/0134/24 Application for a Lawful Development Certificate for proposed loft conversion by way of a hip to gable and rear dormer roof extensions; together with a front rooflight. **Current.**

Relevant Planning Policies and Guidance

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 2023

Planning Assessment

Principle:
The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The design of the circa 1930's housing within Eastbrook Way is similar to one another, the main difference being that some of the housing is grouped in a terrace and others are in a semi-detached form. The housing was also originally constructed with Sussex Barn hips. However, some have now gabled the hips e.g. no.'s 11, 19, 23 and others have constructed rear dormers e.g. no.'s 9, 11, 19, 21, 22, 23. Any there are front rooflights on most of the properties with rear dormers. The character of the street thereby includes gable end roofs; dormers and rooflights.

The properties which have had a hip to gable roof extension, also have wider rear dormers, thereby the provision of the dormer as proposed by this application will provide a wider dormer which will be in character with others within the street scene.

Further, as can be seen by the above history of the site, there is also a Lawful Development Certificate submitted for the same development as this planning application proposes. The only difference between that application and this application, is that the rear dormer on this application, will not be tiling the dormer in matching rooftiles, but is proposing to use composite cladding instead. As the materials will not match the existing rooftiles, it cannot then be permitted development. (The LDC shows materials to match existing).

It is not considered that the use of cladding instead of matching rooftiles, will compromise the neighbouring properties residential or visual amenities, particularly given that it will not be readily viewed from the street scene, and to the rear of the site lies the railway line.

It is thereby considered that the larger dormer proposed will be in character with the street scene and the use of the cladding will also be acceptable in this location.

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: 03.04.2024

Authorised by: Gary Peck Date: 3 April 2024