Development Management - Delegated Officer Report

Application Number: AWDM/0395/19 Recommendation – APPROVE

Site: 28 Oldfield Crescent, Southwick, Brighton

Proposal: Ground floor infill extension with mono-pitched roof to west (rear) elevation. False mono-pitch roof over existing extension to north elevation. First floor extension to west (rear) elevation including raising ridge height to north elevation roof slope with roof lights to north and south elevations to facilitate conversion of roof space to habitable accommodation.

Date of site visit: 23/04/19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling within a street of similar style properties, both detached and semi detached. The dwelling has off street parking to the front and a long rear garden. It is both tile hung and rendered with a front two storey hip projection and side cat slide roof. There is a flat roof garage to the side which extends beyond the rear of the existing dwelling. There is a lean to single storey extension to the rear of the dwelling and a larger flat roof projection to the northern side of the rear projection.

Consent is sought to extend the property to include conversion of the loft space for habitable accommodation which includes the raising of the ridge height or the main roof, incorporating the single storey rear additions with an infill to create a two storey rear extension, with single section to rear, plus hipped roof to the existing flat roof garage and a single storey side extension. The extension will create enlarged open plan living space at ground floor, an additional bedroom at first floor and a bedroom and ensuite in the roof space.

Amended plans have been received to show the new rear roof addition being lowered to allow this section to be more subservient and secondary in relation to the main roof.

Representations

None received

Relevant Planning Policies

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

National Planning Policy Framework (February 2019)

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

Due to the position of the dwelling, forward of the adjacent dwelling to the north, the front and side of the building are clearly visible within the street scene. As existing the front projection at the building is the dominant feature being tile hung, the secondary part with the catslide roof is more subservient. The proposal as amended still allows for this character to remain despite the large additions. The bulk of the rear part of the roof is the dominant part of the proposed development and although this side, north elevation is visible it does not represent an overly large addition which dominates the building detrimentally. The front catslide feature will remain and materials are to match existing. Much of the development is to the rear of the dwelling and is not clearly visible within the street scene other than from a short stretch of side road off the main part of Oldfield Crescent. The hipped roof additions to the side single storey extensions/garage are improvements to the existing flat roof design.

Residential amenity

The main properties to be affected by the development are those either side of the site. Due to the positioning between the site and the dwelling to the north the impact is limited due to the main part of the impact being to the front of the adjacent house. On the southern side of the neighbouring building are, what appears to be, secondary windows only; there is not considered to be any significant loss of light, privacy or overbearing impact upon the occupiers of the dwelling to the north which would warrant a refusal in this case. A condition is attached to ensure that no additional windows be inserted in either side elevation of the building or roofslope to protect the amenities of the neigbouring dwellings.

Due to the existing garage on the south side of the building and the garage at the neighbouring property there is spacing between the property on this side and the proposed extensions. It is therefore not considered that there will be any adverse impact here. There are side windows facing onto the application site, there will be no impact of loss of light here, however the new side bedroom window at the application site will face toward these. Therefore a condition is attached to ensure that this side window is to be obscurely glazed to avoid any overlooking here as there are currently no side windows at first floor on the southern elevation of the building.

Subject to safeguarding conditions the proposals can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south side wall of the roof slope.
5. The first floor window in the south side elevation of the building shall at all times be glazed with obscured glass.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 13th May 2019

Authorised by: Peter Barnett Date: 14 May 2019