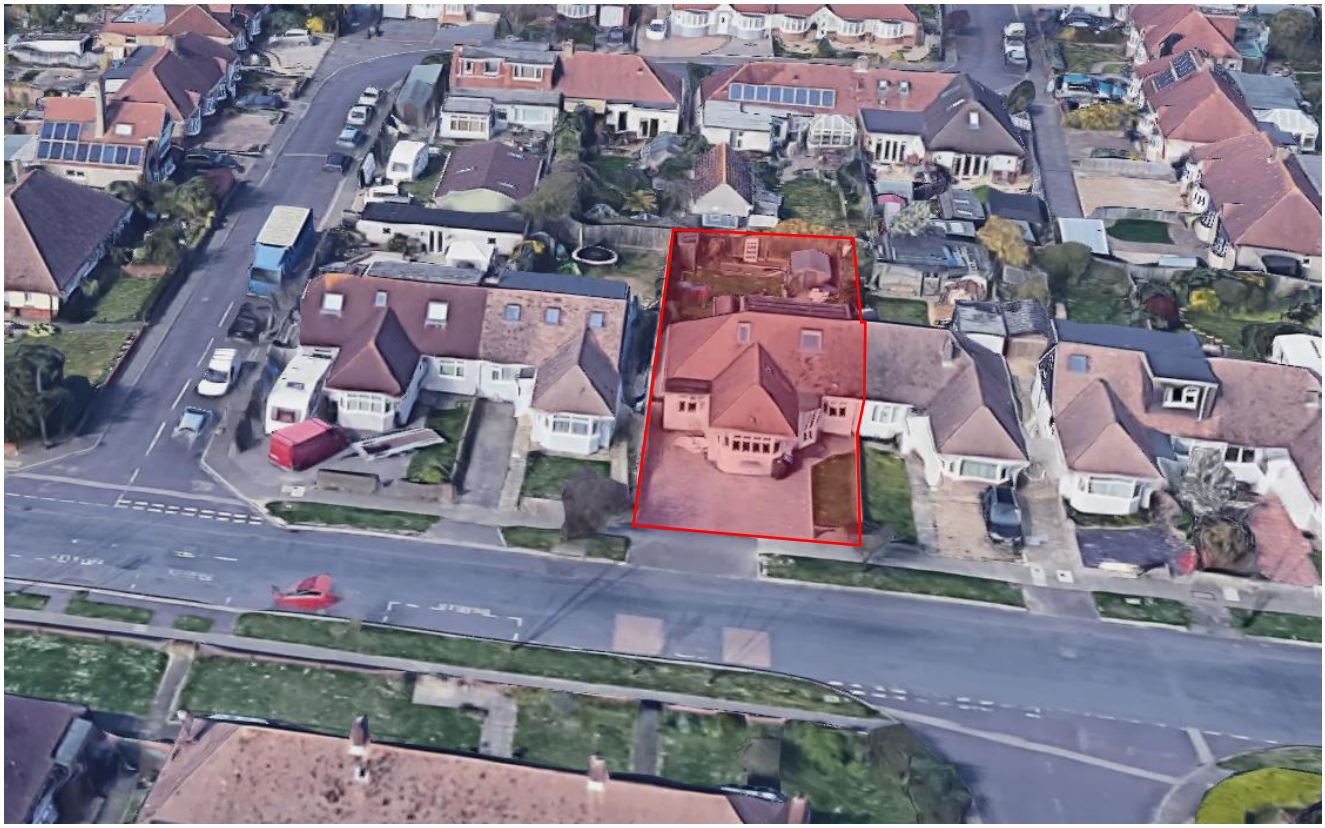
Lewis & Co Planning

town planning consultants

Planning, Design & Access Statement

SITE ADDRESS: 107 MANOR HALL ROAD, SOUTHWICK, BN42 4NL



APPLICATION TYPE: PLANNING PERMISSION

ON BEHALF OF: CARI DUNK

DECEMBER 2022

RTPI
mediation of space · making of place

Job History:

Version	Date	Author	Checked	Notes
V1	14/12/2022	DJM	LC	**To client for comment**
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1.0 INTRODUCTION & SUMMARY

1.1 This statement is submitted on behalf of Cari Dunk in support of an application for planning permission at 107 Manor Hall Road, Southwick. The application proposes a hip to gable end extension and enlargement of an existing rear dormer.

1.2 107 Manor Hall Road is a semi-detached bungalow in a suburban neighbourhood of Southwick surrounded by similar sized dwellings. Many of the surrounding properties have been extended, resulting in a wide variety of extensions and roof forms.

1.3 This statement demonstrates that planning permission should be granted and provides an analysis of:

- Site context
- Relevant planning history
- Proposed development
- Design and appearance
- Impact on amenity of occupants of neighbouring properties

1.4 Drawing no. 2242/PD/101 by Architecs Design Management Consultant accompanies this application and shows the proposed alterations to the dwelling.

2.0 SITE DESCRIPTION

2.1 107 Manor Hall Road is a semi-detached dwelling situated on the north side of Manor Hall Road, half a mile from Southwick village square.

2.2 Manor Hall Road is a wide, suburban road lined by detached and semi-detached bungalows set back from the road behind front gardens behind low front walls, most with off-street parking. Further east the bungalows give way to two-storey semi-detached dwellings, again set back from the road behind walled front gardens.

2.3 No. 107 is the left hand of a pair of semi-detached dwellings near to the junction with Springate Road. Originally built as a bungalow, the accommodation has previously been extended into the roof with rear dormer and front rooflights, and a small side extension. To the north, rear of the site on Springate Road are further bungalows, many now with the benefit of accommodation in the roof void served by front and rear dormers.

2.4 The property backs onto the rear gardens of houses on Springate Road, which winds behind Manor Hall Road up to The Crescent. The property has cream painted render elevations, a plain clay tile roof with projecting hipped front extension. The front garden is laid to hardstanding providing off-street parking for three vehicles.

2.5 To both the east and west are further pairs of semi-detached bungalows, also with cream or white painted render elevations, front projections, and prominent hipped, plain clay tiled roofs over. Most have been extended into the roof with the addition of dormers and rooflights. Some of these are shown in the following photographs.



Figure 1: 107 and 109 Manor Hall Road.107 is the left-hand side of the pair.



Figure 2: 103 to 109 Manor Hall Road. The application site, no. 107, is circled



Figure 3: 103, 105 and 107 Manor Hall Road. Application site circled.



Figure 4: 107, 109 and 111 Manor Hall Road.



Figure 5: 111, 113 and 115 Manor Hall Road, east of the application site



Figure 6: 102 and 104 Manor Hall Road, opposite the application site. 106, with its hip to gable end and front and rear dormers are visible on the far left.



Figure 7: 106, 108, 110 and 112 Manor Hall Road, opposite the application site.



Figure 8: Rear of 103, 105 and 107 Manor Hall Road, from Springate Road

3.0 RELEVANT PLANNING HISTORY

3.1 AWDM/0470/17 – Wide existing vehicular access including partial removal of front boundary wall. Approved 26th September 2017

3.2 ADC/0037/09 – Side extension and enlargement of roof with full hip and rear dormer. Approved 23rd March 2009

3.3 ADC/0770/07 – Side extension and enlargement of roof with part-hipped side gable and rear dormer with balustrade (to create rooms in the roof). Refused 12th February 2008. Appeal dismissed.

4.0 PROPOSED DEVELOPMENT

4.1 Permission is sought for alterations comprising a hip to gable side roof extension and the elongation of the existing rear dormer. The alterations would allow for a second bedroom to be accommodated in the roof void where there is currently a small study / box room.

4.2 The existing flat roofed rear dormer would be widened from its current 5.9m wide to 9.5m wide. It would be clad in plain brown hanging tiles to matching the existing



Figure 9: Proposed Front Elevation

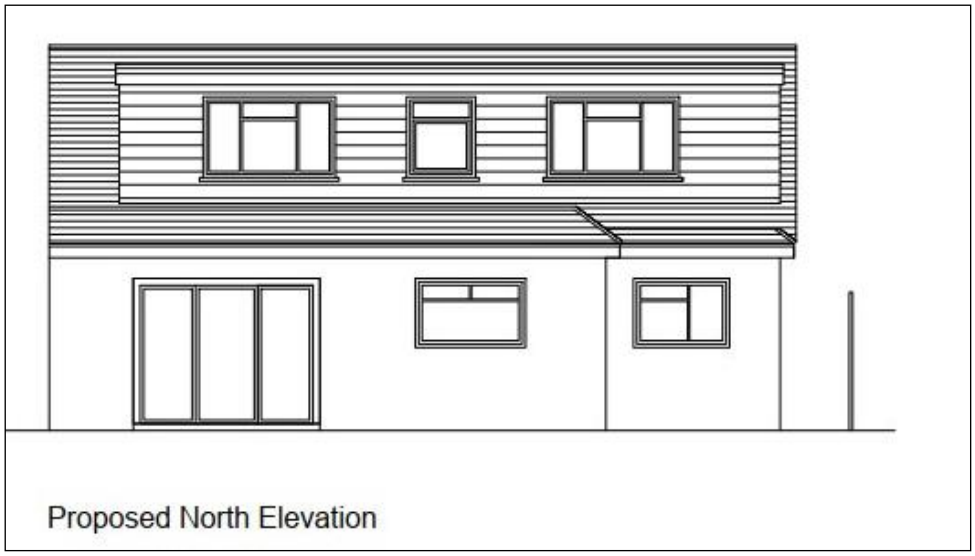

Figure 8: Proposed Rear Elevation

5.0 RELEVANT PLANNING POLICIES

5.1 The local development plan for the area comprises saved policies in the Adur Local Plan 2017 (ALP). The July 2021 National Planning Policy Framework (NPPF) is a material consideration, as is the Council's Development Management Standards Nos. 1 and. 2, 'Space around New Dwellings and Flats' and 'Extensions and Alterations to Dwellings'.

5.2 Relevant ALP 2017 policies:

12: Southwick and Fishersgate

15: Quality of the Built Environment and Public Realm

18: Sustainable Design

5.3 *Policy 15* states that development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Particular attention should be paid to architectural form, height, materials, density, scale and layout.

5.4 The policy continues by advising that all development should make a positive contribution to sense of place and local character and distinctiveness of an area, and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space

6.0 CONSIDERATION OF PLANNING POLICIES

Design and Appearance

6.1 In 2008 permission was refused for a side extension and enlargement of the roof with part-hipped side gable and rear dormer with balustrade (ADC/0770/07). In refusing the scheme, the Planning Officer noted that the only other part gable end on the road was at no. 103 and that it "would look particularly awkward close to the hip end of no. 105". Replacing the hip roof over the front projection was also considered to be detrimental to the street scene. Moreover, the side extension would "sit forward of the main recessed building line by 1.4 metres" and the rear dormer would have doors that would open onto a small balcony, which could facilitate use of the flat roof as a larger balcony and overlooking of the neighbours. For these reasons the application was refused and dismissed on appeal

6.2 A further application submitted in 2009 addressed these concerns, retaining the full hip on the west side of the roof, retaining the hipped roof over the front projection and removing the balcony on the rear dormer (ADC/0037/09). The side extension was stepped back, with only a small section of flat roof forward of the recessed building line, so that it did not appear dominant in the street scene. These revisions were considered sufficient to overcome previous concerns and the application was approved.

6.3 One of the most prominent architectural features of the bungalows along this stretch of Manor Hall Road is their fully hipped forward projections, which create a strong visual component in the street scene. It was this element of the alterations to the roof that in 2008 the Inspector considered to look "alien and intrusive" and indeed it would have been the only front projection roof along the street with a different form to all the others. As such, the current application retains the front projection and its hipped roof unaltered so that visual cohesion is maintained between the subject property and surrounding dwellings.

6.4 Gable ends, on the other hand, are very much a feature along Manor Hall Road and surrounding closes. Many of these semi-detached properties have been altered in this fashion, with the hips replaced with full gable ends in order to utilise the roof space for habitation. Nos. 102, 105, 106, 110, and 111 Manor Hall Road all have hip to gable roof extensions with front rooflights and rear dormers, and some also have front dormers.

6.5 The hip to gable roof conversion is ubiquitous in surrounding streets too, with examples all along Hadrian Avenue, Springate Road and The Crescent.

6.6 The loft conversion at no. 110 comprising hip to gable with a 6.56 metre wide rear dormer was granted planning permission as recently as 2020 (AWDM/1165/20). This was approved despite its pair, no. 112, not being gable ended – see Figure 9.



Figure 9: 110 Manor Hall Road, loft conversion with hip to gable end and front dormer approved in 2020

6.7 This decision is instructive as it demonstrates that it is not necessary for the other side of a pair of semi-detached dwellings to be similarly altered to a gable end for such a proposal to be acceptable. In writing his report on 110 Manor Hall Road the Planning Officer summed it up thus:

> "*Within the street scene are already properties that have undertaken hip to gable and dormer roof extensions including front rooflights, (no.'s 102 and 106), with the adjoin bungalow undertaking a front and rear dormer. The proposal will thereby not be out of character or appearance with the locality."* (AWDM/1165/20, Officer report)

6.8 That hip to gable ends have become a common feature in the immediate area is sufficient to comply with ALP policy 15, as the policy requires development to respect *prevailing character.* The hip to gable form, scale and massing is all akin to those found in the immediate vicinity, as per policy 15.

6.9 Like no. 110, the proposed gabled roof at no. 107 would be viewed within this established streetscene. Figure 10 below shows how the different roofs either side of no. 107. The gable would appear as just one of several different roof forms along the road.

6.10 Moreover, the Planning Officer considered that the 6.56 metre wide rear dormer at no. 110 was also acceptable on the basis that:

> *"The rear dormer is set off from the side elevations of the bungalow by some 600mm, and thereby will not be readily viewed from the street scene. It therefore will not impact on the character of the street."*

6.11 Despite the rear dormer coming "very close to the ridge" likewise this was "not out of character with the street scene" because the ridge line would be maintained and other dormers in the street also came very close to the ridge.

6.12 Likewise, at no. 107, the rear dormer would be set down from the ridge and back from the eaves and gable end by 300mm and 400mm, sufficient so that the dormer would not be visible from the front view. There would be some closing of the gap when viewed from the rear, on Springate Road (Figure 11) but this closing of the gap would be minimal in terms of its effect on the street scene. Widening of the rear dormer would also be consistent with the existing dormers on the rear of nos. 103 and 105 Manor Hall Road.

6.13 The loft conversion at no. 111 Manor Hall Road, just two doors along from the application site, was approved in 2017, also within the time span of current Local Plan policies and design guidance (AWDM/1048/17). This application proposed front and rear box dormers and although the plans show a cursory set down from the ridge, in practice the two dormers join in the centre of the roof, as can be seen on Google Earth. When assessing AWDM/1048/17, the Planning Officer reasoned that because the hip to gable end and rear dormer could be built under permitted development rights (PDR) permission should be granted. This is not in question, but it serves to illustrate how the existence of PDR alongside planning permissions leads to further incremental changes in the street scene of Manor Hall Road. Over time these have significantly altered the character to one where gable ends, and front and rear dormers, are commonplace.

6.14 It is of note that the Planning Officer considered a front dormer at no. 111 to be acceptable on the basis that it was “akin to front dormers at 102, 108, and 112 opposite, the most recent of which at no. 102 was approved in 2011”.

6.15 The current proposal at 107 is just two doors down from 111 and minus the front dormer will have a similar effect on the street scene.

6.16 Precedent therefore matters in this case, and the sheer number of loft conversions resulting in gable end, front and wide rear dormers is a material consideration in the determination of this application.



Figure 10: Nos. 103 to 109 Manor Hall Road. A variety of roof forms, with glimpses of the sides of rear dormers.



Figure 11: Rear of 103 – 107. The closing of the gap between 105 and 107 would be nominal and not material in terms of its effect on the street scene.



Figure 12: 111 Manor Hall Road, gable end and front and rear dormers approved in 2017

6.17 In conclusion, an analysis of site context and the character of the surrounding area demonstrates that the proposed roof alterations at 107 Manor Hall Road would be respect and be consistent with the prevailing character of the area in terms of proportion, form, massing and design as per ALP policy 15. It would in this sense also be locally distinctive, as required by policy 15.

Residential Amenity

6.18 Back in 2008 when approving the existing rear dormer at no. 107, the Planning Officer noted that the dormer would sit 17 metres from the rear boundary between no. 107 and 29 Springate Road, and 36 metres from the rear extension at no. 29.

6.19 36 metres comfortably exceeds the 22 metres minimum distance in the Development Management Standard no. 1. The Standard is still in force so applies equally today.

6.20 The proposed widening of the rear dormer would not have an unacceptable impact on the amenity of nearby occupants and would comply with DMS no. 1.

6.21 No windows are proposed in the side, west facing end elevation of the gable end, so there would be no potential for overlooking into the rear gardens of nos. 103 and 105 Manor Hall Road.

6.22 There are four windows in the side elevation of no. 105 facing the subject property. According to the Officer report on ADC/0037/09 these serve a kitchen, bathroom, study and bedroom. There may be some impact on light and outlook from these windows as a result of the hip to gable end extension. However, DMS No. 2 advises that it is not essential for every room to have an outlook and good natural daylighting, although daylight to and outlook from principal windows of existing habitable rooms should not be "unacceptably reduced".

6.23 In this instance, although there may be some impact on the more forward of the two windows, which are believed to serve a bedroom and bathroom, the main living area at the rear of no. 105 has its principal windows facing into the garden, so the side window is a secondary window. Furthermore, outlook and natural light to bedrooms is not considered as critical as that to rooms where people spend the bulk of their daylight hours such as kitchens, living rooms and dining rooms.

6.24 On balance, it is considered that outlook and daylight to the side windows of no. 105 would not be reduced to a level where it would result in harm to the amenities enjoyed by the occupants of this property.

6.25 ALP policy 15 requires that development does not have an unacceptable impact on privacy, daylight and outlook. It is considered that the proposed alterations would be compliant in this regard.

7.0 CONCLUSIONS

7.1 The application proposes the enlargement of the existing habitable space in the roof of a semi-detached bungalow situated on the north side of Manor Hall Road in Southwick. The loft was converted back in 2009 with the addition of a rear dormer and two front rooflights. The current application proposes the alteration of the hip roof to a gable end and the widening of the existing rear dormer from 5.9 metres to 9.5 metres wide.

7.2 There are a number of significant precedents in the immediate area of hip to gable roof extensions and front and rear dormers, built under permitted development and granted full planning permission. A number of these consents have been granted by Adur District Council in recent years and together they create a strong precedent for further conversions of a similar scale, design and form. Indeed, the existence of precedent and the cumulative effect of incremental alterations - particularly above the eaves line – on street scene and character of the area have been given by Officers as justification for similar roof extensions in the past.

7.3 The proposed hip to gable roof alteration at 107 Manor Hall Road would mirror other similar loft conversions along the road, including at no. 111 only two doors away. The rear dormer would not have an unacceptable impact on neighbours in terms of overlooking or loss of privacy, and daylight and outlook to the adjoining property to the west would not be materially harmed by the gabled roof form.

7.4 The proposed development would respect the prevailing character of the surrounding area in according with Adur Local Plan policy on design. It is therefore respectfully requested that planning permission is approved.

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