

Expiry: 19/5

Development Management - Delegated Officer Report

Application Number: AWD/0369/26

Recommendation – Approve

Site: 7 Cross Road, Southwick

Proposal: Proposed loft conversion with front and rear hip-to-gable roof extension, side (NW) dormer and installation of 5no. side rooflights.

Date of site visit: 8/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached interwar house on the south side of Cross Road close to the junction with Southwick Green. The house has a fully hipped roof and a two storey front bay detail with subordinate tile hung gabled roof. On its east side is an attached flat roofed garage up to the boundary. Rear garden access is on the west side.

To the east is a terrace of late Victorian houses in a rendered finish. To the west is a modern infill end of terrace dwelling with hipped roof and rooms in the roof with rear rooflights.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk.

Permission is sought to gable both the front and rear roofslopes and to add a dormer window to the west slope to give staircase access to a master bedroom, dressing room and en-suite bathroom. Rooflights are to be added to the side roofslopes. Matching tile hanging is shown for the new gables.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

7 neighbours notified – no responses received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

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'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves 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

This detached house is different in character to the houses around it. Gabling the front and rear roofslopes will not therefore be out of character. The subordinate front gable is retained and matching tile hanging is proposed for both new gables. The proposed front gable window sits comfortably in the apex and is in proportion to the overall elevation.

The side dormer is large, though it has been reduced in height by 100mm in the revised plans. Its scale is dictated by the position and width of the existing stairs. It is set well back from the front and rear elevations so will not dominate the roofslope or be overly prominent in the streetscene. The catslide roof reduces its bulk and adds interest to the overall appearance.

Residential amenity

No. 5, to the east has extended up to the common boundary with a garage and part first floor extension. The first floor room has front and rear aspects. As a consequence, and given the distance inside the site boundary, it is not considered that the raised gables will result in any significant loss of light to No. 5.

No. 7a has only two obscure glazed windows facing the site at first floor level and rear rooflights. Again, no significant loss of light will occur.

The dormer window will look over the roof of No. 7A. However, were this roof to be extended mutual overlooking could occur. As such it is recommended that the dormer landing window should be obscurely glazed on installation. All rooflights are shown to have a cill level 1.7m off finished floor level. This is secured by condition including requiring the bathroom rooflights to be obscurely glazed. No significant overlooking will occur. A condition preventing further openings is recommended.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. All rooflights have a cill 1.7m off finished floor level, the bathroom rooflights also obscure
5. Side dormer obsc
6. No additional windows.

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Drainage

Case Officer:

MOK

Date: 12/5

Authorised by:

Peter Barnett

Date: 12 May 2026