Expiry Date – 1.9.17, ppa sought to 27/9

Development Control – Delegated Officer Report

Application Number: AWDM/1048/17 Recommendation – Grant

Site: 111 Manor Hall Road, Southwick

Proposal: **Rooms in roof with hip to gable roof extension to west elevation and front and rear dormers. Pitched roof over east entrance door.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/9

Site and Surroundings

This application relates to a semi detached inter war bungalow on the north side of Manor Hall Road opposite the junction with Orchard Close. The property has a hipped main roof and projecting front extension under a subordinate hipped roof. The house is finished in painted render under a tiled roof.

Many bungalows in the street have been extended into the roof with a mixture of raised gables and front and rear dormers.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to lift the side gable and to add front and rear dormers. Also proposed is a pitched roof over the existing flat roofed porch.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary.

Of prime consideration is the appearance of the extensions and their impacts on neighbour amenity.

Design

The roof extensions will unbalance this pair of semi detached bungalows and give it a top heavy appearance. However, the raised gable and rear dormer are within permitted development limits and therefore uncontrollable.

The front dormer has been revised since first submitted and is now considerably smaller. It is akin to front dormers at 102, 108 and 112 opposite the most recent of which at No. 102 was approved in 2011.

The pitched roof proposed over the porch is identical to a porch roof approved and built at No. 6. It is an acceptable alteration to this front elevation.

Neighbour Impact

The rear roof extension will overlook neighbours rear gardens but as it is within permitted development limits it cannot be prevented. There are many rear dormers on these bungalows.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. Materials to Match
4. Gable window obscure and non opening below 1.7 m in perpetuity

Informative

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.

Is recommendation contrary to any representations? N

Case Officer signed:	MOK	Date: 26/9/17
Authorised and signed by:	Peter Barnett	Date: 26 September 2017