Expiry: 29/5

Development Management - Delegated Officer Report

Application Number: AWDM/0441/24 Recommendation – Grant

Site: 79 Cross Road, Southwick

Proposal: Proposed rooms in roof consisting of front and rear dormers and hip to gables to side elevations.

Date of site visit: 17/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a hipped roof bungalow in a row of 8 similar bungalows on the south side of Cross Road and opposite Cross Road Close. The bungalow has been extended to the east side with a wraparound side and rear extension. It has been re-rendered and white painted and replacement Crittal style dark windows added. There are two storey houses opposite and further south and purposed built maisonettes opposite in the Close.

The site is not in a conservation area, is not listed and has no protected trees.

Planning permission is sought to lift both side gables and to add a pitched roof front dormer and a wide flat roofed rear dormer. A previously proposed rear balcony has been removed in the revised drawings.

Relevant Planning History

AWDM/0421/14 - Loft conversion with hip to barn ends and rear dormer (and reconstruction of part of new addition on south west side). Granted.

Consultations

None undertaken.

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 (December 2023)

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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

These bungalows have hipped roofs but houses opposite and elsewhere in the street have gabled roofs. Gabling the roof of this bungalow would not in itself require planning permission and permission for barn ended gables has previously been approved. As this bungalow is detached it is not considered that gabling the roof would be unduly harmful in the streetscene.

The front dormer proposed will match in size and design the front dormer at No. 77. The rear dormer will not be visible from the road and although large is set within the enlarged rear roofslope.

It is proposed to re-roof the bungalow in a dark grey tile. The gables and rear dormer are to be clad in midnight black slotted composite cladding. Despite the absence of cladding in the immediate vicinity it is considered that it is acceptable in this case as the chosen roof tile will be dark and this is not a sensitive area.

Residential amenity

Both bungalows either side have flank windows facing the site and certainly at No. 81 one of them is to a bedroom. There is a 2.5 metre gap between the application site and No. 81 which should ensure sufficient light and outlook continues to be received to this room. At No. 77 the proposed gable is further from the boundary as there is an intervening garage on site. Raised gables with sussex barn ends have been approved in the past. It is not considered any significantly greater neighbour impact will occur.

No. 81 is currently constructing a roof extension, including inset rear balcony, AWDM/0612/23 refers. No. 77 has a small rear dormer. Mutual overlooking will occur.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Gable window obscure and non opening below 1.7m
5. No new side windows at roof level

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

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.

Case Officer:	MOK	Date: 24/5
Authorised by:	Peter Barnett	Date: 24 May 2024