Development Management – Delegated Officer Report

Application Number: AWDM/1778/22 Recommendation – APPROVE

Site: 20 Millcroft Avenue, Southwick, BN42 4RU

Proposal: Proposed replacement porch. Conversion of roof space including hip to gable roof extensions to both sides and rear dormer. Ramped access to rear doors.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is located on rising ground, on the east side of Millcroft Avenue and is a detached, hipped roof bungalow. The street comprises a mixture a bungalows and chalet bungalows, semi-detached and detached, many of which have been extended by way of ground floor and roof extensions. There is also a mix of roof types i.e. hipped and gabled. Two storey dwellings start in the next street along, The Drive.

The Proposal:

The application seeks permission to:-

- Extend the roof from hip to gable;
- Create flat roof dormer in the resultant rear roofslope;
- Install 2no. rooflights within the front roofslope;
- Create a pitched roof porch on the front elevation (west);
- Create a wheelchair friendly ramp to new front porch; and
- Create wheelchair friendly ramp from rear French doors to garden.

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Relevant Planning History:

AWDM/1284/12 Certificate of Proposed Lawful Use or Development for single storey rear extension. **Issued 08.11.2012**

Planning Assessment

There is no objection in principle to the proposal which is within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the locality.

Residential and Visual Amenity

There are other properties within the area which have gabled roofs, indeed the neighbouring property at no. 22 has a side gable; and the application site itself, along with its neighbours, has a front gabled outrigger. Therefore the new gabled roof on the main roof will not look out of character with the street scene.

There will be a new window in the north elevation gable end, and this window will be a light source over the new staircase, and thereby it is unlikely that the window serving the stairwell would result in any unacceptable overlooking onto the neighbouring property no. 22.

The front rooflights will be placed within the existing roofslope, and will be over 20m away from the property on the opposite side of the road, no. 19, and thereby there will be no unacceptable overlooking to that property. It can be required to be obscure glazed by condition.

The remaining new first floor windows will be within the new rear dormer serving the new bedroom and en-suite. The property to the rear, no. 2 Millcroft Gardens, is orientated north to south as opposed to the application site of east to west. The windows will be facing the rear section of that garden and would be over 14m distant. It is thereby considered that they would not result in unacceptable overlooking to the property at the rear.

The wheelchair access ramp to the rear is considered to be of a good design and will not be out of character with the property or the locality.

Lastly, the extension to create a disabled access ramp and front porch is also considered to be of a good design. There is an existing flat roof porch which is not in keeping with the host dwelling. Currently the front amenity area is all hardsurfaced for car parking, and the ramp to the porch is shown to be on the north side of the door entrance. The ramp will thereby not result in any material loss to the existing availability of the car parking.

Recommendation

APPROVE

1. Approved plans

2. Standard time limit
3. Materials
4. Obscure glaze north window

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 09.12.2022

Authorised by: Peter Barnett Date: 9 December 2022