Expiry 10/4/07

Development Control – Delegated Officer Report

Application Number: ADC/0087/07 **Recommendation – Permit Application**

Site: **3 Overhill Southwick West Sussex BN42 4WL**

Proposal: **Gabled rear extension (part-hipped) with rooms in roofspace including part gable at front (side dormers added as 'permitted development')**

The Application

3 Overhill is a single storey hipped roof, detached bungalow located within a street of similar properties in the built up area of Southwick. Many of the bungalows within the street have been altered and extended to include rooms within the roof, with dormers and roof extensions. In the direct vicinity of the site a number of properties have been altered which are visible in the street scene, namely nos. 2, 4, 6, 8, 10 and 5 Overhill.

Permission is sought for a gabled rear extension and part gable extension to front. The property will be extended by 3.4 metres to the rear and will include accommodation at first floor level. The roof will be extended from a hip to a hipped gable. To the front, the part gable is to be extended by a maximum of 1 metre and will contain a window which faces the highway.

It should be noted that the plans also show proposed side dormer windows, these do not form part of the application and provided that they are completed before this permission is implemented then permission will not be required in this case.

Consultations and Representation

Third Parties: - 2 letters of objection have been received from Nos. 6 and 8 Overhill. Objecting on grounds of: -

(a) Overlooking
(b) Change of use from small family dwelling to large unit
(c) Impact on parking
(d) Visually the proposal will alter the appearance and character of the area.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1,
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3' Extensions and Alterations to Dwellings'
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): H1
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Adur District Local Plan states that extensions and alterations to dwellings should be designated so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be directly affected by the proposal are nos. 1 and 5 which are either side of the site to the north and south and nos. 4, 6 and 8 Overhill which are opposite the site.

A front window is proposed at first floor level, this window will be at a minimum distance of 19 metres from the front of the properties on the opposite side of the road. As existing there is mutual overlooking between these properties at ground floor level, and also overlooking from the dormer window adjacent at no. 5. In any case it is only slightly less than the Council's adopted Development Control Standard No.3 which states that 22 metres is required between principal rear facing windows to retain privacy. In the light of the existing overlooking it is considered that the proposed front extension will be acceptable.

No. 1 Overhill to the south will not be affected by the proposal, there is as existing a blank wall which would face onto the proposed extension. No. 5 to the north has an existing bedroom and dining room window which faces west and a back door which faces south (access to the dining room.) There will be additional loss of light to the bedroom however it is not considered that this loss of light would be significant enough to warrant a refusal in this case. Similarly it is not considered that the loss of light or outlook to the dining room will be significant, due to the existing patio window which faces west onto the rear garden. The proposal is therefore not considered to have any adverse impact on the residential amenities of the neighbouring properties and therefore complies with part (a) of Policy AH7 of the Adur District Local Plan.

Visual Amenity

The front part gable extension will be visible within the street scene and in the light of the other front dormer windows and extensions which have been carried out within close proximity to the site it is not considered that this addition will have any adverse impact on the visual amenities of the area or the street scene. The partially hipped roof will reduce the dominance of the extension and will match in with the existing gradient of the hipped roof.

The rear extension will not be visible within the street scene and although it is visible from either side of the property and to the rear it is not considered that this extension would have a detrimental impact and would be out of keeping with the existing character of the locality. The proposal therefore complies with part (b) of Policy AH7 of the Adur District Local Plan.

Other Issues

The issue of parking was raised by the objectors, it is considered that there is sufficient off street parking provided in relation to this development. The adopted maximum standard for a house with 4 bedrooms is three parking spaces including the existing garage and this standard of parking provision is achievable in this case.

The objectors also commented on the issue of the loss of a small dwelling. It is not considered that this issue would warrant a refusal in this case, there are no development plan policies which state that bungalows should be retained. Policy AH5 of the Adur District Local Plan refers to new residential development and that it should consist of a mix of dwelling types with a presumption in favour of dwellings suitable for small households. This policy however does not refer to the retention of existing small dwelling units.

Recommendation

APPROVE for reason that :- 1PPi

Subject to: -

1.C1Ci (Standard time limit)
2.C12Ei (External materials to match existing)
3.The dormer windows shown on the drawing dated 13th February 2007 are not permitted as part of this application.
Reason: For the avoidance of doubt.

Case Officer..N Barker.....Date..12/3/07.....

Head of Planning and Community..Peter Davies.....Date..15.3.07.....

Chairman of Committee.....A.J. Mills.....Date..20/03/07.....

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