Expiry Date – 26/11

Development Control – Delegated Officer Report

Application Number: AWDM/1589/20 Recommendation – Grant

Site: 44 Hill Farm Way, Southwick

Proposal: **Single storey rear extension with flat roof and extended patio with balustrade and privacy screen; hip to gable roof extensions with 2no. front dormers and 1no. rear dormer. Grey render to walls and cladding to dormers.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: applicant's photos

Site and Surroundings

This application relates to a bungalow on the south side of Hill Farm Way. As built these pairs of bungalows have one half with a full front hip which projects forwards of the other. The road rises up from the west such that the site is on higher ground to its paired bungalow. It has a raised patio at the rear which is about 900mm above the lawn, to which there are steps down. It shares a driveway with its neighbour to the east.

Rooms have been added in the loft with front and rear dormers. Other front and rear dormers can be seen in the street some of which straddle the ridge.

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

Proposal

Planning permission is sought to lift the gables of the front and side hip and to barn end them and to add a large rear dormer and two smaller front dormers. Also proposed is a maximum 3 metre deep rear extension with an eaves height of 3.1 metres and a mock ridge height of 4 metres. A raised patio, 4 metres deep is shown beyond this, 900mm off ground level with a 1.8 metre high screen on the boundary.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

Many roof alterations have been made to houses in this street, not all of them the most attractive. The raised outside gable and rear dormer, or something similar, could be added under permitted development. Raising the modest inside front gable will significantly alter the appearance of this property and it will be the only one of its kind in the street. However, the integrity of the character of many of these bungalows has been lost already by the introduction of large front dormers and/or over the ridge front and rear dormer extensions. Whilst this is a significant change to the roof form it is considered to be acceptable in the streetscene. The two front dormers proposed are each quite small. The rear dormer has been reduced in width by 300mm to sit within the extended roof.

The new roof will be grey tiled and he dormer cheeks clad in grey composite. Grey windows are also proposed. These are all acceptable in this location.

Neighbour amenity

The roof extensions will not be harmful to neighbour amenity. Overlooking already exists from the existing front and rear dormers.

The ground floor extension is 3 metres deep and its eaves and ridge height are largely in line with PD limits.

The applicant would like to replace his existing raised patio beyond the extension. Given the difference in ground levels this patio is 900mm high with steps down to the lawn. The existing patio is screened from the neighbour by a trellis fence at 1.6 metres in height. A previously proposed 2 metre high latticed screen has been replaced by a 1.8m screen, the details of which are to be agreed. The applicant has agreed to a condition that these details are submitted and approved before the new patio is built. This is to avoid an overbearing impact given the difference in height.

Morning sun to the rear living room of No. 42 will be affected but for most of the day not, given its southern aspect. No. 46 is across the shared drive and on higher ground so will not be affected.

The side kitchen window proposed will overlook the shared drive and entrance of 46, which also has a rear conservatory. This window should not have a cill level below 1.7 metres, to avoid overlooking.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials as per application
4. The new kitchen window shall be positioned with a cill level 1.7 metres off finished floor level.
5. Details of privacy screen

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? No.

Case Officer signed:	MOK	Date: 13.11.2020
Authorised and signed by:	Peter Barnett	Date: 16 November 2020