Development Management - Delegated Officer Report

Application Number: AWDM/0421/14 Recommendation – Approve

Site: 79 Cross Road Southwick Brighton

Proposal: Loft conversion with hip to barn ends and rear dormer (and reconstruction of part of new addition on south west side)

Date of site visit: 9 May 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached hipped roof bungalow. It has been extended in the past by way of an L-shaped flat roof side/rear extension.

The proposals seek to extend the bungalow further by way of:

- Hip-to-gable roof extensions to either end and a rear dormer, all combined to measure (at max) 3.6 metres in height, 9.5 metres in length, and 9.1 metres in width
- Infill rear extension to measure (at max) 3.1 metres in height, 3.8 metres in length and 2.9 metres in width

The application site lies in an outer residential suburb of Southwick.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan (saved policies): AG1, AH7
National Planning Policy Framework (NPPF)

Planning Assessment

Principle

Upgrading of residential accommodation can be supported in principle.

Visual amenity

The hip to gable roof extensions would add bulk to the bungalow form and give it a top heavy and rather incongruous appearance, even allowing for the fact that there is some variation in the form and shape of buildings in the immediate street (some roof ridges of the bungalows along the street have been raised to allow for front dormers, for instance. There are also two-storey properties and chalet bungalows in the street).

The rear box dormer is also large and adds to the roof bulk. However, it is not disproportionate to the rest of the building (as it will be extended).

Crucially, these features would, with minor adjustments, be allowable under Permitted Development and this fall back position weighs heavily in any assessment.

The infill extension squares off the existing L-shaped extension and follows the line of the existing extension. Its external materials and finishes would match that of the main building. The fenestration is in proportion to the rest of the building.

Residential amenity

It is the neighbours either side who would be principally impacted upon the development (it is physically removed from the remainder).

Some outlook and light would be removed from the neighbour's windows and garden. However the severity of any overbearing and overshadowing would not be unacceptable as the additions are above eaves height and set some distance off from the neighbouring properties.

The extension is not deep enough to remove light and outlook to an unacceptable degree. The window in its side would be screened by existing boundary treatment.

The absence of windows/openings in the sides (apart from top hung and high level openings serving non-habitable rooms) ensures overlooking would be oblique rather than direct, and intrusive loss of privacy would be avoided.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Materials to match existing

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

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material

considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Matthew Porter Date: 17-06-2014

Authorised by: PD Date: 17.6.14