Development Management - Delegated Officer Report

Application Number: AWDM/1889/20 Recommendation – APPROVE

Site: 7 Hill Farm Way, Southwick

Proposal: Cedar cladding to rear dormer (retrospective)

Date of site visit: No visit - use of photographs

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of both houses and bungalows. Retrospective consent is required here for a rear flat roof dormer which is nearing completion. The dormer is clad with cedar boarding and therefore has not been completed in materials similar to that of the existing dwelling. It is therefore not permitted development, the side windows in the gable are also clearly glazed which also therefore requires consent in this case.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises 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

The dormer is to the rear of the dwelling house, however due to the position of the house adjacent to a bungalow and set forward it is visible within the street scene. It is a large dormer however a dormer of this scale could be built under permitted development and would be the case here had the materials been similar. Therefore

consideration is given here to the impact of the use of materials only. Although the materials do differ they do not result in harm to the visual amenities of the locality. The use of such contemporary materials does not result in any worsening effect than would occur as a result of the dormer being built in materials to match and in this case there is some continuity with the matching ground floor extension. The use of the cedar cladding in this case does not warrant a refusal here.

Residential amenity

Although the dormer is visible from adjacent dwellings the use of materials does not give rise to any loss of light, overbearing impact or loss of privacy. The applicant has advised that the side windows will be replaced with obscure glazing and be non openable except for above 1.7 metres above finished floor level. A condition is attached to ensure this is carried out within 1 month of this consent.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Replacement with obscure glazing within 1 month.

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

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: Hannah Barker Date: 11th December 2020

Authorised by: Peter Barnett Date: 11 December 2020