Development Control – Delegated Officer Report

Application Number: AWDM/1041/15 Recommendation – Approve

Site: 23 Downland Avenue

Proposal: Hip to gable roof extension and rear dormer

Date of site visit: 03-09-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached two-storey dwellinghouse. It has been extended by way of a flat roof single storey rear addition.

The proposal is for a hip-to-gable roof extension and flat roof rear dormer (the full details of which are shown on the submitted drawings). For the record, this scheme has been amended by way of a reduction in its volume so that it could be built out as permitted development.

The surrounding area is an outer residential suburb of Southwick, north of the A27.

Relevant site history
None

Consultations (summarised)
Southern Water: *request informative*

Representations
None

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

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

Hip to gable roof extensions are not uncommon in the immediate area. Although the proposal would unbalance the pair of dwellings, the scale of the extended roof form would not be disproportionate nor would it overwhelm the two dwellings.

The distinctive front bays to both buildings are the most distinctive visual element of the architectural appearance of the pair, and this would remain unaffected.

The dormer is very large but its visual impact is equal to the outcome that would arise from a development built out under permitted development. The applicant has confirmed it is a realistic situation that the scheme would be built out as permitted development if planning permission was declined.

The dormer would be concealed from public view, so its visual impact on the public perception of the street would be lessened. Its outer edge would sit within the roof slope. It would not rupture the ridge or flank.

Both elements are to be built of matching exterior materials/finishes to the main house, which would help with their architectural integration.

In this instance, insufficient visual harm would arise to justify withholding permission

Residential amenity

It is the neighbours to either side who would be principally impacted upon by this development (it is physically removed from the remainder, including those at the rear by way of overlooking from the rear dormer)

Neighbour to west

Sufficient distance would be retained between the gabled roof and the neighbouring building so as to negate the potential for adverse overbearing and overshadowing. Overlooking would be oblique onto this neighbour as no windows are proposed in the west facing flank, and this would not be untypical of the surrounding suburban environment. Unacceptable loss of privacy would be avoided.

Adjoining neighbour to east

The rear dormer is set above the eaves. This reduces the overbearing and overshadowing impacts, so ensuring these are not unacceptable.

The overlooking from the rear dormer would be oblique, and the resultant level of privacy experienced would not be untypical of the surrounding suburban environment (although it would be reduced for the neighbour's garden).

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans

3. Exterior materials/finishes to match

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.

A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

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

Case Officer: Matthew Porter Date: 09-09-2015

Authorised by: Peter Barnett Date: 10 September 2015