Expiry Date - 02/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0685/23 Recommendation – APPROVE

Site: 28 Downsway Southwick West Sussex BN42 4WB

Proposal: Single storey rear extension with solar panels; hip to gable roof extension, south side dormer

Date of site visit: 26/06/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the east side of Downsway within a low-scale residential area of North Southwick. The property is a detached bungalow comprising a facing brick façade and white wet dash render to the remainder elevations, a plain tiled hipped roof, and white UPVC openings. The property is of a modest footprint and plot size; the front garden comprises shrubs and other forms of vegetation bounded by a shallow brick wall with trellis fence panels, and the rear garden space is comprised of a mix of paving slabs, grass, and gravel with an outbuilding abutting the south-east corner of the plot and shrubs bordering the north and east boundaries. The property's garage is accessible via the rear garden, but also the shared driveway (with No. 30 Downsway) to the north of the property which extends from the public realm between the application property and No. 30 leading to the paired garages located to the rear.

It is of note that ground levels rise from south to north at a fairly steep angle meaning No. 30 to the north is stepped up and No. 26 to the south is stepped down from the application property. Both of these adjacent properties exhibit conservatories projecting from the rear. The property's boundary fence to the south is of a good size where-as the boundary wall to the north is comparatively shallow. Properties along Downsway consist of detached bungalows of corresponding form, alignment, footprint and plot size, with varying designs and spacing; No. 26 is spaced at a notably lesser distance to the application property compared to No. 30. Roof conversions with side roof lights and/ or dormers are a widely established feature in the street scene along Downsway and the wider locality.

Proposal:

Permission is sought for a hip-to-gable roof extension to the rear (east) including roof lights and a side (south) facing dormer to provide rooms in the roof, along with a single-storey rear (east) extension with solar panels on top.

The roof extension would be finished using matching plain tiles and the dormer and gable face would be finished using vertical hanging tiles. The rear extension would comprise matching render elevations with brick skirt and a flat roof.

The roof conversion would involve extending the ridge by approximately 4.2m to the rear. The gable face to rear would align with the depth of the existing eaves to hipped roof. The south facing dormer would measure approximately 7.1m wide and 2.5m high, located approximately 0.55m below the ridge of the original dwelling. The dormer would have 2No. south facing windows and 1No. roof light is proposed above the landing. 2No. roof lights are proposed to the side (north) roof plane, along with 1No. to the front (west). 2No. windows are proposed to the rear (east) gable face.

The proposed single-storey extension would project approximately 3.05m, have a width of approximately 8m, and maximum height of approximately 3.5m when viewed from the south (lesser height when viewed from the north by virtue of the step up in ground level). The extension would comprise aluminium bi-fold doors to the rear (east), a side (north) window, 1no. roof light, and solar panels to top of the roof angled at 15 degrees.

Other works involve the removal of the chimney to accommodate the dormer and 1no. window to the ground-floor side (south) elevation of the original dwelling.

Representations:

3 representations have been made, 2 by an occupant of the adjacent dwelling to the south No. 26 and 1 by an occupant of a dwelling opposite the site to the rear, No. 13 Greenways. Concerns were raised regarding (material considerations only):

- Dormer out of character – other dormers in the area located on the driveway side.
- Dormer would result in a loss of privacy for No. 26 – overlooked from a close proximity.
- Openings to rear (east) would result in a loss of privacy for both No. 26 and No. 13 Greenways.
- Overbearing and obtrusive from the rear garden of No. 26.
- Side dormer to diminish evening sun to the rear garden of No. 26 and to diminish sunlight/ warmth to the north facing wall of No. 26.
- Use of the proposed new single-storey extension roof as a balcony.

Consultations:

Private Sector Housing: No objection.

Environmental and Public Health: No comment.

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Relevant Planning History: None.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The proposed dormer and side profile of the rear extension would be readily visible from the street scene along Downsway. Although the side dormer is of a relatively large scale, the materials proposed would not detract from the character of the existing dwelling and would be set a moderate distance from the principal front of the dwelling (approximately 4.6m); the agent agreed to set the dormer back this additional distance (originally submitted as approximately 4.25m from the front). The ridge height of the dwelling would remain the same and the front of the dwelling would be unaltered. In view of the above, coupled with the recognition that roof lights and side dormers are widely established and a regular feature in the locality with many properties achieving extensions/ alterations of varying scales to their roofs to provide additional space, it is considered that the side dormer would not be dominant and would pose no material harm to the street scene. The fenestration to the dormer has been re-designed following concerns raised by the Council with regards to disproportion. The revised fenestration more closely reflects the character of the dwelling and is considered acceptable. There are multiple examples of rear extensions or the like along Downsway, despite rear garden spaces being seemingly constrained. Following discussions, it was agreed that the proposed solar panels should be repositioned from the top of the dormer to the rear extension and out of viewpoint to the street scene by virtue of their unsightly appearance. The proposal is considered acceptable on visual amenity grounds.

Residential Amenity

The most affected neighbours would be those adjacent to the north No. 30 and south No. 26.

Unlike the proposed dormer, the proposed rear extension would pose an alteration to No. 30's outlook. The application property is set slightly behind No. 30's rear building and the proposed depth of 3.05m is considered to be acceptable in this context owing to the separation distance, absence of habitable windows to No. 30's side (south) elevation, and this neighbours situation stepped up from the application property. Further, the depth accords with the Council's DM standard which advises rear extensions are no greater than 3.5m. The proposed north facing window would be obscure glazed, thus, no unneighbourly overlooking would occur. Access to this neighbours garage via the aforementioned shared driveway would not be compromised by the rear extension.

To the southerly side, the proposed rear extension and side (south) dormer would result in an increased prominence of the application property when viewed from No. 26, and this is exacerbated by virtue of this neighbours situation at a lower ground level and set slightly behind the application property's rear building line. Notwithstanding, as is the case with the neighbours to the north, the extensions proposed depth of 3.05m is acceptable in this context and would not be materially overbearing or overshadowing to this neighbour; No. 26 has no side (north) facing windows and the window to the rear (east) would not be materially affected, owing in part to No. 26's situation to the south of the property.

Whilst it is acknowledged that the rear dormer is relatively large in scale and extends close to the proposed gable face, it would still be set behind the principal rear of both the application property and No. 26, thus, no material overbearing effect would occur. Again, the absence of side (north) facing windows means that no material loss of light would occur. The only loss of light No. 26 would experience as a result of the dormer would be to their rear patio area at a short period in the evenings. The applicant has agreed to obscure glaze the ground-floor window and rearmost first-floor window to the dormer (closest to the rear of No. 26) which would sufficiently address overlooking issues; the continued use of the windows as such can be secured by a condition of planning permission. It is therefore considered that the material impact on No. 26 would not be so significant to justify a refusal on residential amenity grounds.

The proposed rear (east) windows would face into the applicants own garden and would be located a sufficient distance from the principal rear windows of the properties along the west of Greenways to give rise to any overlooking issues. Following discussions, it was agreed to replace the originally proposed Juliet balcony and door with conventional windows to safeguard neighbours' amenity. A condition of planning permission has been imposed to ensure the roof of the extension is not used as a terrace.

There are no residential amenity grounds to resist the proposal.

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Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. Obscure Glazed Windows
5. No Add Windows Side Elev Of Extension
6. No Use Of Extension As Terrace

Informatives:-

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 letter(s) of representation? Y

Case Officer: Jason Albon Date: 01.08.2023

Authorised by: Peter Barnett Date: 2 August 2023