Development Management – Delegated Officer Report

Application Number: AWDM/0215/24 Recommendation: APPROVE

Site: 31 Overhill, Southwick, West Sussex

Proposal: Single storey rear extension to replace conservatory. Hip to gable roof extension at rear, dormer to south roof slope and rooflights to both side roof slopes.

Date of Site Visit: 19th March 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a hipped roof bungalow within a street of similar properties; there is a garage to the side of the property and a rear conservatory. Many of the neighbouring bungalows have been extended and altered and there are many dormers visible within the street scene. Consent is sought to replace the rear conservatory with a solid extension with a gabled roof. Add a hip to gable rear extension, roof lights and side hipped roof dormer. Amended plans have been received showing the gables on the side dormer removed to simplify the design.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed side dormer and roof lights will be clearly visible within the street scene. The dormer is wide and will be a prominent feature. In the light of the existing character of the street and surrounding development it is not possible to resist such a development in this case. The gable details have been removed giving rise to a simplified design and form, this represents other similar, adjacent development.

The rear hip to gable extension and rear single storey extension will not be so visible however these add to the bulk and scale of the bungalow. The extension will replace the existing conservatory, deeper at 3.9 metres (from 3.4 metres.) It will also be higher due to the gabled roof. However these developments would not be out of keeping within this locality. There are other hip to gable extensions and the rear extension is not overly large and does not extend the full width of the bungalow. It is subservient.

Residential amenity

The main properties to be affected are those either side of the site. There is spacing between the properties and they are generally in line. The hip to gable will add bulk to the rear of the bungalow however due to the relative positioning and the spacing between the buildings this would not give rise to any loss of light or overbearing impact. The rear extension at 3.9 metres is 0.4 metres deeper than that recommended in Development Management Standard No. 2 which advises 3.5 metres adjacent to an attached dwelling, therefore this depth is deemed acceptable. The side roof lights will not overlook as they will give rise to views of the sky only. The side dormer windows are to be fitted with obscure glazing as although this faces onto a blank side roof slope this would allow for future development adjacent and limit any overlooking which could occur. This has been agreed by the applicant's agent.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension or roof slope, the windows in the dormer shall be fitted with obscure glazing at all times.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 2nd April 2024

Authorised by: Gary Peck Date: 3 April 2024