Expiry Date – 5/3

Development Control – Delegated Officer Report

Application Number: AWDM/0034/19 Recommendation – Grant

Site: 69 Overhill, Southwick

Proposal: Hip to gable roof extension to rear (West) roofslope with Juliet Balcony; hip to part gable to (front) East roofslope (with window); North and South facing side dormers.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/2

Site and Surroundings

This application relates to a hipped roof bungalow with a projecting front gable detail on the west side of Overhill. The property has not been extended previously. It shares a driveway on its north side with No.7; both properties have detached rear garages. Front doors are in the facing side walls. Overhill climbs up from the south.

Many of these bungalows have extended into the roof in a variety of ways including side dormers, raising rear gables and raising front gables or front gablets.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to extend into the roofspace to create 2 bedrooms and a bathroom. The extension involves a full rear gable, a half front gable and side dormers. This application follows a refusal last year, AWDM/0988/18 refers.

Relevant Planning History

4281/59 – Garage. Granted

Consultations

None undertaken.

Representations

Representation received from No. 71 as follows:

1. The annotation describes the north side dormer as being 4.77 metres wide which makes the maths incorrect. It measures at 4 metres. The annotation should be corrected.

2. Windows to the north side dormer will be obscured as they face onto a shared drive glazed and they will have top opening windows only to ensure privacy across the drive.

3. Whilst glad to see the north side dormer reduced in size we still consider that this together with the raised rear gable will reduce the light into the habitable bedroom at the rear. This was part of our original objection and has not been fully addressed.

4. Julia Mitchell of Stiles, Harold Williams write to Cllr Simmons with the previous application and said:

The amenity of No. 71 will be compromised due to the reduction in sunlight and the overshadowing impact of the dormer, which 'squares off' the roof and will significantly reduce the sunlight which can reach the south elevation of No. 71. Habitable rooms are located along the south elevation of No. 71 and the amenity of these rooms must be protected.

Building up the western gable end to a vertical will have an additional detrimental impact on when sunlight will be able to reach the habitable rooms along the south elevation of No. 71 as they will see a reduction in the afternoon/evening sunlight from the west, through the proposed western roof extension.

If eastern, principle elevation of the property was extended this would have a lesser impact on obstructing light which enters the key habitable rooms of No. 69, including the lounge and bedroom.

So in summary if the building up of the hip to gable end were to be at the front of the property it would not reduce our light into habitable areas, as we have none of those at the front of our property and across our shared driveway and we do not understand why this cannot be considered especially as a precedent has been set in recent times at No. 78.

The new proposal still has an impact although the smaller dormer size will reduce the impact somewhat.

5. We would like to request that a condition is attached that clear vehicular and pedestrian access to our property is maintained at all times. That if possible a space be left on the road outside our house at all times due to limited mobility by one occupant.

6. Working hours should exceed Monday to Friday 81m-6pm and Saturdays 8am-1pm.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character/ neighbour amenity

The bungalows in Overhill have seen many roof alterations. Subject to conditions, extending into the roof of these detached bungalows does not need planning permission if less than 50 cubic metres in volume and where the extension does not alter a roof plane fronting a road. In this case however, a front gablet is being created and so permission is required. It should be noted that the volume of the raised rear gable and side dormers is less than 50 cubic metres. The drawing is annotated to show the side windows to be obscurely glazed and non-opening below 1.7 metres and made of matching materials. These three elements meet the terms of permitted development.

The front gablet extension mirrors extensions built at 3, 17, 37, 39, 50 and 50a Overhill. Full front gables exist at 68 and 78. The front gablet proposed will not be harmful to neighbour amenity or the streetscene.

The side dormer windows are annotated to be obscurely glazed and non-opening below 1.7 metres. Both rooms have alternative means of outlook either at the front or rear. No. 71 has a side bedroom window towards the rear of the flank wall. This room is typically the kitchen in these bungalows. It also has a rear aspect. Consequently, light lost to the side window as a result of the raised rear gable is not significant enough to warrant a refusal. The rear gable can be constructed under permitted development.

Conditions regarding on street parking or unobstructed access to the shared driveway are not controllable by planning. This is a private matter, as is on street parking. Working hours are controlled under Environmental Health legislation.

Conclusion

Notwithstanding the previous refusal the only element of this application which requires permission is the front gablet. This will cause no harm.

APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. Side dormer windows obscure and non-opening below 1.7 metres
5. No additional windows formed in extensions

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.

Is recommendation contrary to any representations? Yes.

Case Officer signed:	MOK	Date: 14.2.19
Authorised and signed by:	Peter Barnett	Date: 14 February 2019