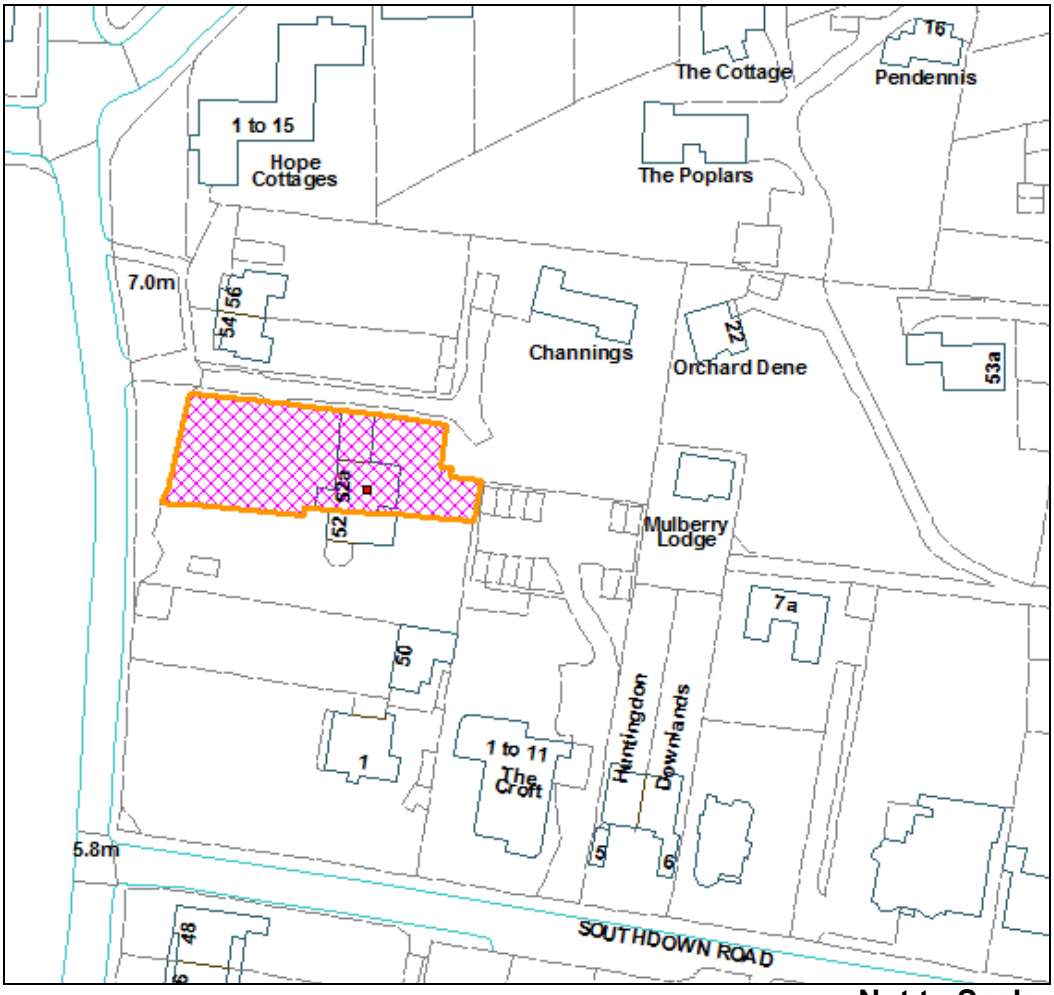
Application Number: AWDM/0588/17 **Recommendation – APPROVE**

Site: **52A The Green, Southwick**

Proposal: **Second floor extension and conversion of existing roof space, ground floor rear extension with balcony over, new pitched roof over existing flat roof at rear with new balcony at second floor level.**

Applicant: Mr and Mrs Jackson Ward: SouthwickGreen
Case Officer: Peter Barnett



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling located on the east side of The Green, within the Southwick Conservation Area. The property is well set back from the road with a large front garden. Nos. 52 and 52A were formerly one dwelling but were

converted into two houses in the 1950s. No. 52A has an unsympathetic 2-storey flat roofed extension on the north side which is prominent in views from the driveway along the side of the property. The driveway serves 'Channings' a large detached dwelling located to the north east of the site, part of the garden of which abuts the rear boundary of the site.

It is proposed to construct a second floor extension above the flat-roofed extension. It will have a hipped roof with a front gable to match that at No. 52. A gable is also proposed at the rear of the extension. An existing lean-to at the rear of the flat-roofed extension is to be demolished and a new ground floor extension is to be constructed in its place with a balcony over running the full width of the extension. The first floor of the existing extension is occupied as a self-contained flat by a relative. The proposal will provide a new bedroom in the roofspace. The ground floor is in use as a double garage where the applicant repairs cars as a hobby.

It is also proposed to construct a hipped roof over an existing 2-storey flat roofed extension at the rear of the house. The roof will contain a small balcony projection, partly set within the roofslope. An existing dormer is to be removed.

Relevant Planning History

SU/40/67 – Enlarge garage and flat over.

Consultations

Adur District Conservation Advisory Group: Original Plans: Whilst this application was recommended to be "approved", one Member wished to point out that in his opinion, the Northern gable end could improve the overall design if the design could be adapted to mirror that on the Southern end of the building.

Representations

Letter of objection received on behalf of the occupiers of Channings:

- Inadequate information submitted with the application to enable an informed decision to be made
- Rooms above garage should be used as ancillary accommodation/granny annex only
- Out of scale with existing dwelling
- Extension is not subservient
- No need to provide accommodation within roofspace
- Overdevelopment, out of keeping with existing character of the dwelling and overall area
- Overbearing and oppressive to outlook from Channings
- Extra floor of accommodation proposed with additional windows and balconies will lead to direct overlooking of neighbours' private amenity space
- Balconies are more intrusive and overbearing, giving rise to more overlooking than existing windows.

- Cluttered roof design out of character with Conservation Area
- Will elongate existing building to detriment of Conservation Area
- Does not comply with local or national planning policies

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB4, AB6 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan (2016) Policies 15, 17
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

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 setting within the Conservation Area.

Visual amenity and Impact on Conservation Area

The proposal will remove an unsympathetic and unsightly flat-roofed extension by constructing a hipped roof extension over. Its design has been amended during the course of the application to more closely match the existing gable fronted feature at the other end of the building. In this case it is not considered necessary that the roof is set below the existing ridge because of the desire to add symmetry to the building. In visual terms, it is considered to represent an improvement to the appearance of the building and an enhancement to the Conservation Area.

The rear extensions are not visible from public viewpoints. Nevertheless, the addition of a hipped roof over the existing flat roofed extension at the rear is considered to represent a visual improvement. Overall, the extensions are considered to provide some visual cohesion to the building in contrast to the existing piecemeal additions which detract from the building.

Residential amenity

Objections have been received from the occupiers of Channings to the north east. It is a large dwelling with an extensive garden to the front (south). The dwelling itself is located approximately 28ms from the application building at its closest point. It is positioned perpendicular to No. 52A. As such, the proposed development will not directly face towards the rear windows of Channings and will instead face towards the southern end of the large rear garden. The proposal will result in a new second floor window serving an en-suite which can be obscure glazed by condition. It will also replace an existing clear glazed dormer, which has full height windows and side window panels, with a partially inset balcony with French doors. It is not considered that the new windows will cause a serious increase in overlooking compared with the existing situation where there are several windows that already enable views towards the neighbours' property.

A new balcony is also proposed at first floor level at the rear of the annex. While this has the potential to result in people sitting for prolonged periods with views over the neighbours' garden, as well as increasing the perception of being overlooked, it is not considered that the level of harm caused is sufficiently serious to warrant refusal, taking into account the distance between dwellings, the orientation of the respective properties and the ability to already overlook the garden of Channings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans.
2. Standard 3 year time limit.
3. Materials to be agreed.
4. Ancillary accommodation only.
5. Obscure glaze rear ensuite bathroom window at second floor .

18th September 2017