# Development Management – Delegated Officer Report

**Application Number: AWDM/1715/16 Recommendation – APPROVE**

**Site: 7 Millcroft Gardens Southwick, Brighton**

**Proposal: Side roof extensions from hips to half-hipped gables to north and south side elevations (to be completed under permitted development) and first-floor rear extension to east elevation with rooflights to all elevations to provide further rooms in roof with hipped roof dormer to rear.**

**Date of site visit:** 06.12.2016

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site, Surroundings and Proposal**

The application relates to a detached, hipped roof bungalow within a cul de sac of similar properties. The bungalow has a large flat roof rear extension the full width of the building. Natural ground level reduces to the rear of the site and currently there is raised decking to the rear of the bungalow with steps leading down to the garden. The applicant's agent has confirmed that this will remain as part of the proposed development as advice was given that due to this being a raised platform any alterations or new structure here would require planning consent.

The proposals involve roof extensions and additions to include hip to half hipped gables to north and south side elevations and a first floor addition above the existing flat roof rear extension. The originally submitted plans showed a half hip to the rear elevation of the rear roof extension. The roof extensions would give rise to three bedrooms, two bathrooms a study and a dressing room. The hip to gable side extensions are labelled on the plans as being permitted development. This has not been checked and it is the responsibility of the applicant to ensure that these works constitute permitted development. An informative has been attached to reaffirm this and advise that should formal determination be required then a Lawful Development Certificate should be submitted.

Due to the bulk and scale of the proposed rear roof extension and impact upon the neighbouring property, particularly no. 8 to the north the case officer advised that efforts should be made to reduce the bulk of this section of the building and a full hip was suggested. A compromise was made with the suggestion to fully hip the roof and then insert a hipped roof dormer set in from the roof plane. These revised plans are the subject of this decision.

The existing flat roof rear extension is 5 metres in depth, the first floor addition will be the full depth of 5 metres up to the maximum height of the ridge of the existing bungalow. The proposed dormer is 2.4 metres wide, 1.2 metres deep with a

maximum height of 2.1 metres. Additional roof lights are proposed to the front, side and rear elevations.

**Representations:** None received.

**Relevant Planning Policies**

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

**Planning Assessment**

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

***Visual Amenity***

The proposed development results in a significant increase in bulk and scale of the existing bungalow. Consideration must be given to the most imposing aspect of the development onto the street scene as being the permitted development element of the hip to gable extension. This will alter the character and appearance of the bungalow and will clearly be visible within the street scene. Although the rear first floor additions are less prominent within the street scene they will still contribute to this added bulk and glimpses will be apparent from the street via the spacing between the bungalow which widens from front to rear.

Having said this the cul-de-sac has altered in character over time with many of the originally hipped bungalow being altered with hip to half hipped gable extensions and rear dormer extensions. The principle of the increased bulk to the roof space would therefore be difficult to resist in this case.

Materials to be used will match existing and a condition is attached to ensure that this is the case.

***Residential Amenity***

The main properties to be affected in this case are those directly adjacent to the application site. No. 8 Millcroft Gardens to the north and no. 5 to the south. As stated above due to the layout of the bungalows at the end of the cul de sac the spacing between these adjacent dwellings and no. 7 increases from the front to the rear of the site. The rear gardens of these properties are substantial.

No. 8 to the north has a shared access driveway with no. 7 therefore the side elevation of the application site is 'exposed' to the neighbouring dwelling with no boundary treatment. No. 8 has what appears to be a hall window and bathroom window on the southern elevation and also a kitchen window facing south on the

side of a rear addition. It was considered that the increased bulk to the rear of the building would impact and be overbearing to no. 8 and therefore the request to hip the rear gable and add a dormer was considered to significantly reduce this bulk to an acceptable degree. The dormer still allows for internal living space however due to its set in its scale and bulk from no. 8 is not apparent.

The application site and no. 5 to the south have a boundary fence therefore there is more visual separation between the bungalows. There is also a tree and some planting offering screening along the boundary. The additional height and bulk of the rear first floor addition will be visible from the rear of no. 5 yet due to the relative siting of the buildings this would not result in any significant loss of light or overbearing impact that would warrant a refusal in this case.

There are roof lights proposed to all elevations of the bungalow, due to the relative positions of the bungalow and the rooms which these serve other than the bathrooms which would be fitted with obscure glazing it is not considered that it would be necessary to condition these windows to be either obscurely glazed or non-openable. A condition is however attached to ensure that no additional windows or openings are inserted into the north or south side of the building to remove the potential for any overlooking.

**Recommendation**

**APPROVE**

**1.** time limit
2. materials to match
3. approved plans
4. no additional windows or openings on the south or north elevation.

***Informative***

1. proactive with revisions
2. This consent gives no confirmation that the hip to gable extension constitutes permitted development. Should formal confirmation be required as to whether these works require planning permission then the applicant should submit an application for a Lawful Development Certificate to the LPA for determination.

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

Case Officer: Hannah Barker Date: 20th December 2016

Authorised by: Jo Morin Date: 21.12.2016