Expiry Date - 13-01-2016

Development Control – Delegated Officer Report

Application Number: AWDM/1684/15 **Recommendation – APPROVE**

Site: **24 Overhill Southwick Brighton**

Proposal: **Rooms in roof with side dormer; rear gable and front and side rooflights (Resubmission of planning application AWDM/1301/15).**

Neighbours checked: Y
Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a half-hipped roof extension at the rear (measuring 2 metres in height, 2.3 metres in length, and 6.4 metres in width) and a side dormer measuring 2.3 metres in height, 4.8 metres in length, and 2.5 metres in width.

The application site is a detached bungalow, with a hipped roof. It has painted brick and rough rendered exterior finish. The front garden is put over to parking.

The street is residential in character, with similar styled bungalows along it.

Relevant Planning History

AWDM/1301/15
Rooms in roof with side dormers, rear gable and front rooflight
Refused 26.10.2015

Consultations

None

Representations

None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Adur Local Plan: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The original proposal was for two large dormers, which would have been visually harmful due to their resultant excessive bulk and mass. In this revised application the dormer to the north is omitted in its entirety, replaced with a single roof light. The dormer to the south has been reduced in length (from 7 metres to 4.5 metres).

The excessive mass and bulk of the earlier scheme has been reduced by a significant degree ensuring the proposal is of a more sympathetic scale and size that retains some resemblance to the building's original architectural roof form and shape. Although the remaining side dormer is still a little oversized, it is no longer excessively bulky or of an inappropriate scale.

While dual hipped roofs are still predominant, large side dormers are now an established feature in the longer stretch of Overhill as a complete street.

Against this backdrop, it would be difficult to resist the side dormer as it is currently expressed as it would not result in material visual harm.

Like previously, the rear roof extension is of an awkward design, introducing a half-hip roof form that would be somewhat unsightly. However its scale is subservient and as it is situated at the rear of the building, it would be less harmful to the street scene because it would less visible.

Residential amenity – effect on existing dwellings

As before, it is the neighbours to either side and at the rear are principally impacted upon by the development (it is physically removed from the remainder).

The original proposal was for two large dormers. The dormer to either side included three bedroom windows serving as principal sources of light and outlook, and casement bathroom and en-suite windows.

In this revised application the dormer to the north is omitted in its entirety, replaced with an obscure glazed and fixed shut roof light. The dormer to the south is reduced in length (from 7 metres to 4.5 metres) with two obscure glazed and top hung windows serving the bathroom and en-suite.

Neighbour at rear

As before, the distance between the development and the neighbouring building at the rear is sufficient to avoid intrusive overlooking and unacceptable loss of privacy.

Neighbours to either side

Both these neighbouring buildings have unadorned roof slopes facing the application site.

A significant amount of bulk has been removed to both of the side elevations, which means the development would no longer adversely overbear or overshadow (the rear roof extension is relatively modest and steeply pitched away from either neighbour).

All the windows in both roof slopes would be obscured. The two windows in the side dormer would be top hung. This would negate the potential for direct overlooking and avoid unacceptable overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. External materials and finishes to match existing
4. Side windows be obscured and fixed shut below 1.7 metres of finished floor level
5. Notwithstanding “pd” no further windows above eaves in the development permitted

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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? N

Case Officer signed: Matthew Porter Date: 29-12-2015

Authorised and signed by: Peter Barnett Date: 4 January 2016