Development Management – Delegated Officer Report

Application Number: AWDM/1915/22 Recommendation – APPROVE

Site: 59 Kingston Lane, Southwick, BN42 4SP

Proposal: Proposed conversion of roof space with hip to gable roof extension to the north and south elevations, dormer to the rear (east) elevation and two rooflights to the front (west) elevation.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The application property is a hipped roof, detached bungalow, positioned on the east side of Kingston Lane in Southwick. It has a front outrigger, also hipped roof. There is a single storey rear extension 3.59m deep, and there are outbuildings within the rear amenity area.

The street comprises a mix of dwelling types and sizes, many have rear extensions and the neighbouring property to the north, has a front and a rear dormer.

The Proposal:

The application seeks permission to extend the main roof to provide:-

- Hip to gable to north side of roofslope;
- Hip to gable to south side of roofslope;
- Rear flat roof dormer to east side of resultant roof;
- 1no. window in north side gable end to serve the new stairway;
- 2no. rooflights to front resultant roof; and
- Removal of the main chimney.
- A ground floor window on the north elevation will be moved along the same elevation and the existing window will be blocked up.

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Relevant Planning History:

AWDM/1096/19 LDC for single storey rear extension to east elevation.
Approved 13.08.2019

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The detached bungalow is set back from the road, and it is set amongst a variation of roof types within the street scene, including gabled and hipped roofs, and various orientations of dwellings on their plots. The change therefore from a hipped roof to a gable end roof will not be visually out of keeping with the area, and thereby the character of the locality will not be compromised.

The new gable end next to no.30 Park Lane, will be to the side elevation of that property, which is set at an angle off centre within its plot. No. 30 has windows on the side facing no. 59, however, it is not thought that the gabling of the hipped roof will offer significantly more overshadowing than the existing roof does currently.

The other neighbouring property no. 57 also has windows within its side elevation, and again it is considered that the gabling will not materially impact onto that property.

The street scene contains a variety of properties with rooflights, and no. 55 has 3no. rooflights to its front roofslope. The new front rooflights will thereby be in character with the locality.

The new dormer will be located on the rear roofslope, and it will be lower down from the ridge and set in from the gable sides by approx. 1.2m on each side, and centred within the rear extension also. Thus creating a balanced positioning for the dormer.

The rear property's garden is directly behind the application site, and it is considered that the rear dormer will not materially affect this property by way of loss of existing visual or residential amenities due to the oblique views towards the rear of that neighbouring property (28 Park Lane).

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Obscure glaze first floor side window to north

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 13.01.2023

Authorised by: Peter Barnett Date: 18 January 2023