Development Control – Delegated Officer Report

Application Number: AWDM/0112/12. Recommendation – APPROVE

Site: 12 Greenways Southwick Brighton West Sussex

Proposal: Amendment to AWDM/0515/11 to reduce size of proposed rear extension (ground and first floor) and revise side dormers

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The property is a detached gable-fronted bungalow on the east side of Greenways, on the south of its junction with Fairdene.

Permission has been granted for a rear extension, 2.75m deep and the full width (7.9m) and ridge height (6m) of the bungalow (AWDM/0515/11). In addition, two bedrooms and a bathroom in the existing and extended roof were proposed, with two (2.7m wide) south side dormers and one (2.6m wide) north side dormer.

This application seeks to amend the scheme to reduce the size of the rear extension at both ground and first floor. At ground floor the extension has been halved in width and is now proposed to measure 3.8m wide, 2.75m deep and 4.2m high. The existing hipped roof of the bungalow is to be extended to form a gable end, built off the existing wall plate at the rear of the bungalow. The dormer closest to the rear edge of the roof has been reduced in size to 2.3m wide.

Consultations

Adur District Council: The Environmental Health Officer recommends the precautionary contaminated land informative.

Representations

None received

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AH7; and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Visual amenity

The application site is such that the north side of the property is quite visible from Fairdene. It has a relatively wide side garden to the north. The design and scale of the rear extension is considered to be in keeping with that of the original dwelling and is therefore acceptable. The reduced roof and ground floor extension results in a visual 'step' but this is not considered to be detrimental to the street scene.

The proposed dormers are considered to be in keeping with the roof style of the property and to be in scale with the roof, leaving ample amount of pitched roof visible around them in accordance with DC Standard 3. The flat roof dormer style is prevalent on roof extensions throughout the area, albeit mainly to the rear of properties. The two southern dormers would not be prominent in the street scene as the bungalow to the south (No.10) would mainly shield them from public view. The northern dormer is very modest in scale in relation to the extended roof and is acceptable.

Residential amenity

In the east-facing rear gable only a small high-level obscure-glazed window is proposed, as required by the original approval in order to prevent overlooking of the west side bedroom of the property to the rear (No.1 Fairdene).

There is approximately 2m separation distance between the south side of the applicant's bungalow and the bungalow to the south (No.10) which is on lower ground.

The proposed forwardmost of the two dormers in the south roof slope would directly face the side of the roof of No.10. While any side windows would normally be expected to be obscure glazed and non opening, the dormers have previously been approved. Any overlooking is considered to be minimal on this occasion.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-
1. Time Limit
2. Approved Plans
3. External materials to match existing

4. No additional windows in east and south walls or in south side roof slope of extension

Informative - Precautionary land contamination

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 23 February 2012

Authorised and signed by: [redacted] Date: 23/2/12