Expiry Date – 15/3

Development Control – Delegated Officer Report

Application Number: AWDM/1258/18 Recommendation – Grant

Site: **30 Hillside, Southwick**

Proposal: **Provision of rooflights to the existing pitched roof of detached garage for use as garage/store/wc and first floor study/art room.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/2

Site and Surroundings

This application relates to a detached house on the north east side of Hillside at the top of the banjo head of the road. A detached garage exists in the north west corner of the rear garden. This garage has been extended and the roof increased in height. A staircase has been added internally and an additional floor added to create an upper room which is used as a games room, home office. A front gable window exists. The ground floor is used in part for business purposes related to the applicant's plumbing business.

The property is not in a conservation area and is not a listed building.

Proposal

Permission is sought to add two rooflights to the south east roofslope of this extended garage building to throw more light into the existing roof space room. The application has been revised since first submitted to remove the double height rooflight and show two identical smaller sized ones.

Relevant Planning History:

AWDM/1692/16 - Lawful Development Certificate for proposed rooflight and proposed Cabrio rooflight to south-east side elevation of existing detached garage. Refused 31.1.17

AWDM/1416/15 - Non-Material amendment to approved application AWDM/0245/09/15 to install two rooflights (one cabrio and one standard) on southeast roofslope. Refused 4.2.16

ADC/0245/09 - Extension to garage and alterations to form pitched roof over existing flat roof of garage. Granted 12.8.09

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

This garage building received permission for a higher roof in 2009. The permission did not show a first floor. Subsequent to the permission a first floor was introduced within the extended building envelope and a front gable window added. This room is used as a games room/home office. The applicant would like additional rooflights to improve, light, outlook and ventilation.

The rooflights are 22 metres off the shared rear garden boundary of properties in Downsway. The garage is much closer to the rear garden boundaries of Nos. 26 and 28 Upton Avenue but the angle of any overlooking is more oblique. Both these properties have been visited. Only the garden area to the rear of 28's garage can be overlooked and this is the least sensitive part of this garden. The angle of overlooking to the garden of No. 26 is more oblique. A garden outbuilding at No. 26 provides screening as does a tree in the garden of No. 24. Both owners at 26 and 28 Upton Avenue were spoken to on site. Neither objects to the proposal.

If the first floor of this building continues to be used for purposes incidental to the use of the main dwelling, No. 30 Hillside, and not for primary living purposes then the addition of rooflights as proposed will not lead to unneighbourly overlooking.

Character

The rooflights will not significantly alter the appearance of the garage.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans

2. 3 years
3. Incidental use only

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? No.

Case Officer signed:	MOK	Date: 14.3.19
Authorised and signed by:	Peter Barnett	Date: 14 March 2019