expiry 6/5/08.

Development Control – Delegated Officer Report

Application Number: ADC/0135/08 **Recommendation - Permit Application**

Site: **29 Downland Avenue Southwick Brighton West Sussex**

Proposal: **Loft conversion with front and rear dormers and part-hipped side gable**

The Application

The site is located within the built up area of Southwick. A semi detached two storey property within a street of similar properties many of which have been extended with front and rear dormers and side gable extensions.

Permission is sought to extend the hipped roof to a hipped gable with a flat roof rear dormer, 3.8 metres wide, 2.1 metres high with a maximum depth of 2.6 metres. A pitched roof front dormer is proposed 1.4 metres wide, with a maximum height of 1.9 metres and maximum depth of 1.5.

A previous application was submitted ADC/0732/07 in December 2007 as was withdrawn following officers advice that the application could not be supported. Permission was sought for a larger rear dormer and full side gable extension, with a front pitched roof dormer.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas , requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling

Residential Amenity

It is not considered that there will be any adverse impact with regards to residential amenity in this case. The pitched roof dormer to the front of the property will overlook the road and the properties opposite. The rear dormer will overlook the rear gardens of the adjacent properties and the side of 1 Kings Road to the north however this property will be at a distance of 19 metres and there will be no greater over looking than is currently the case as a result of the first floor rear windows.

The side gable extension will not result in any loss of light or over bearing impact to the adjacent property.

Visual Amenity

The proposed hip to gable extension and front and rear dormers will not be out of keeping within the street scene. There are many similar extensions adjacent and opposite the site. Amended plans have been received which show the lowering of the front dormer in the roof slope and the type of window has been changed to relate more sympathetically to the style of the existing windows.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C14Ai 2nd May 2008 R. .. AH7... DEVI..

Case Officer.....Barker.....Date...6/5/08.. PB 6/5/08