Development Control – Delegated Officer Report

Application Number: AWDM/1531/14 Recommendation – APPROVE

Site: 37 Hadrian Avenue, Southwick

Proposal: Extension to existing front dormer

Date of site visit: 04.12.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the easterly side of Hadrian Avenue and comprises a semi-detached bungalow property. The southerly end of the road predominantly comprises detached and semi-detached bungalows and the northerly end mainly comprises two storey terrace properties and two storey semi-detached dwellings. Some of the existing bungalows have extended with front rear dormer extensions which are visible from the road.

The application property has rendered exterior walls, a tile hung northerly end gable and plain tiled roof. The roof space of the application bungalow has been previously been converted and extended with a hip to gable enlargement to the north, front and rear dormers and a single storey rear extension constructed in 2010.

The proposal seeks planning permission to extend the existing front flat roofed dormer that was previously permitted by the Council under application ADC/0310/10. The proposed roof extension would extend the existing dormer to the north and in line with the flat roof of the existing dormer. The roof extension would measure 4.4 metres wide, 1.9 metres deep and 1.9 metres high. The proposed dormer extension would incorporate tile hanging on the exterior walls and a felt roof to match the materials of the existing front dormer.

Consultations: None received.

Representations: None received**.**

Site History:

ADC/0310/10 – Planning permission was granted in 2010 for a loft conversion with roof extensions to the front, side and rear and a single storey rear extension.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves an extension to an existing dwelling house. The main issues that require consideration in this assessment are the impact of the proposal on the visual amenities of the area and the amenities of the neighbouring occupiers.

Visual amenity

The roof space of the application property has previously been converted and extended with a hip to gable enlargement to the north, front and rear dormers and a single storey rear extension which was permitted by the Council in 2010 under application ADC/0310/10. The original roof proportions of the bungalow have therefore already been dramatically altered when viewed from Hadrian Avenue to the west. Part of the reason for allowing the large dormer extensions on the application bungalow was the presence of the large flat roofed front and rear dormers on the attached southerly neighbouring bungalow, no. 39 Hadrian Avenue. The front dormer on the southerly neighbouring bungalow extends almost the full length of the roof and dates back to 1973 along with the rear dormer which was subsequently granted planning permission to be extended in 2005 (SW/19/05 relates).

Under this proposal the extended front dormer would be of a similar scale to the adjacent front dormer on the southerly neighbouring bungalow. These bungalows are viewed as a pair from the road due their similar design and appearance and the it is considered that the proposed dormer extension would bring a certain degree of symmetry to the roadside elevation of the pair of bungalows which is currently unbalanced due to the different sizes of the front dormers on no’s 37 and 39 Hadrian Avenue. It is also noted that there are a number of smaller front dormers on bungalows within the road; these include no’s 24, 26 and 49 Hadrian Avenue.

The Council would normally resist a front dormer of this size on the basis that it would not relate sympathetically to the existing bungalow and adversely affect the visual amenities of the area. However, given the presence of the southerly neighbouring front dormer and other front dormers within the road it would be difficult to justify refusal on the basis of the adverse impact of the proposed dormer extension on the visual amenities of the street scene.

Residential amenity

The proposed dormer would only incorporate windows within the westerly front elevation which would face the road and would be well distanced to the neighbouring bungalows on the opposite side of Hadrian Avenue. The northerly neighbouring property is a two storey dwelling and is distanced from the application property by their respective driveways. No windows would be incorporated in the northerly side wall of the dormer. The proposed dormer would therefore have no impact on the amenities of the surrounding neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Block Plan, Proposed Floor Plan & Elevations, Drawing No. 466/01, Received on 29th October 2014.
   Title: Existing Floor Plan & Elevations, Drawing No. 466/02, Received on 29th October 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the dormer extension hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing front dormer extension.

   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur Local Plan 1996.*

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 16th December 2014

Authorised by: Jo Morin Date: 17.12.2014