Development Control – Delegated Officer Report

Application Number: AWDM/1165/20 Recommendation – APPROVE

Site: 110 Manor Hall Road, Southwick, BN42 4NN

Proposal: Loft conversion including hip to gable roof extension, 1no. dormer and 2no. rooflights to front and 1no. dormer to rear

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

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

No. 110 Manor Hall Road, is situated on the south side of the road, and is a hipped roof semi-detached property, with an existing single storey flat roof rear extension. The street scene is characterised by both single and two storey dwellings, with a mixture of semi-detached and terraced properties, and some have front and or rear dormers.

The application proposes to convert the loft of the bungalow and provide

- gable roof extension to the west elevation;
- a flat roof, wide rear (south) dormer measuring approx. 6.56m wide x 3.5m deep x 2.65m high;
- provide a smaller front (north) dormer measuring approx. 2.8m wide x 3.4m deep x 2.5m high; and
- provide 2no. rooflights to front (north) roofslope.

Relevant Planning History: None

Consultations: None

Representations: Sompting Parish Council: No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for roof alterations and extension.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual & Residential Amenity

Within the street scene are already properties that have undertaken hip to gable and dormer roof extensions including front rooflights, (no.'s 102 and 106), with the adjoin bungalow undertaking a front and rear dormer. The proposal will thereby not be out of character or appearance with the locality.

The main windows within the neighbouring property no. 108 are front and rear. The proposed gable end roof is to the east of no. 108 and will be some 2.6m from the side elevation and it is not considered that the proposed development will result in any material overshadowing or overbearing onto the neighbouring property.

The rear dormer is set off from the side elevations of the bungalow by some 600mm, and thereby will not be readily viewed from the street scene. It therefore will not impact on the character of the street.

The side gable has no windows within it, and it is considered to be reasonable to apply a condition to any permission requiring that any window put into the side gable will be fixed and obscure glazed up until 1.7m above finished floor level.

Both the front and the rear dormers will come very close to the ridge, with the ridge line being maintained. However, viewing other dormers within the street who have undertaken a front and rear dormer, many of them too have the flat roofs either running into one another or very close to the ridge. The proposal is thereby not out of character with the street scene.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative
1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 23.09.2020

Authorised by: Peter Barnett Date: 23 September 2020