Development Management - Delegated Officer Report

Application Number: AWDM/0142/20 Recommendation – APPROVE

Site: 1 Old Rectory Gardens, Southwick, Brighton

Proposal: Remodelling of existing building to include raising ridge height to provide habitable accommodation at first floor level. Juliet balcony to east elevation, alteration to east elevation.

Date of site visit: 24th February 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is as existing a two bedroom bungalow with a garage/outbuilding to the rear/side. There is off street parking to the front and a large rear garden. It is within a street which comprises of mainly two storey dwellings both detached and semi detached. The row of dwellings is set back from the main highway, Kingston Lane, with an access road serving the dwellings. There are trees and vegetation screening the street from the main public highway however due to the position of the application site on the end of the row the dwelling is clearly visible from Kingston Lane when approaching from the north.

Consent is sought to extend the existing bungalow by increasing the height to add an additional floor. The footprint will as a whole remain unchanged other than a first floor overhang to the front to create a recessed entrance. A 4 bedroom house is proposed. It is to be of brick and tile construction with tile hanging to the first floor. A front roof projection and bay are proposed with a Juliet balcony to the rear at first floor.

The garage to the side of the bungalow is to remain however the attached stores are to be removed. The property has a large rear garden. This dwelling is on the end of the row of properties with Glebe Primary School to the rear, three storey flatted development is to the north in Meadway Court.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. 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 amenity

As stated above, the proposed development will be visible from Kingston Lane and also along the private access road along the frontage of the property and adjacent dwellings along Old Rectory Gardens. The dwellings in Old Rectory Gardens are mainly two storey houses both semi detached and detached. The materials used also vary with brick and tile to the south and render to the north. The principle of the change from a bungalow to a two storey dwelling with hipped roof is acceptable in this case. Such a building form would not be out of keeping here. The footprint is not dissimilar to the existing despite the height and scale increase. The scale and height of the building when completed is considered to be in keeping with adjacent development and the proposal will not therefore give rise to overdevelopment.

Materials will match existing and are traditional in style with first floor tile hanging.

It should be noted that the development at No. 3 Old Rectory Gardens is nearing completion which comprises a two storey development. This was permitted under AWDM/0698/19 in June 2019.

Residential amenity

The main property to be affected is no.2 adjacent to the south. The increase in height alongside the neighbouring property will be adjacent to windows which are obscurely glazed. Although the increased height will result in some loss of light to the side of the building it is not considered that this would be such to warrant a refusal. Based on the planning records at No. 2 AWDM/0766/13 these windows serve a bathroom/W.C and landing.

The ground floor windows at the application site will remain in the same positions. Two high level windows are proposed on the south side serving a two of the bedrooms. There will be obscurely glazed to avoid any impact upon the neighbour. There is also a condition attached below to limit any further openings.

The proposed development will also not extend as far back into the site as no. 2 adjacent, further limiting its impact upon the amenities of the adjacent occupiers.

Due to the school to the rear and highway and flats beyond to the north there is no requirement to restrict any openings on these elevations. Subject to the safeguarding conditions set out below there will be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No additional windows or openings on the south elevation of the dwelling hereby permitted.
4. Materials render and tile as detailed on approved plans.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 3rd March 2020

Authorised by: Peter Barnett Date: 5 March 2020