Expiry Date - 09/07/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0614/14 Recommendation – APPROVE

Site: 63 Hill Farm Way Southwick Brighton West Sussex

Proposal: Single storey extension to west side and rooms in roof with front and rear dormers.

Date of site visit: 29/5/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a front dormer and a side extension widening the original dwelling by approximately 2.5m on its west side and a rear dormer spanning virtually the width of the enlarged dwelling.

The application relates to a semi-detached bungalow in an area characterised by dwellings of similar style and era. The property has been extended at the rear with a small infill and to the west side to provide a porch and behind this further enlarged accommodation. There is a large timber outbuilding in the rear garden.

The site is bordered to the north by open countryside.

Relevant site history

SW/93/01/TP/19572 – Side Porch

Consultations (summarised)

South Downs National Park: No comments

Representations None

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

Upgrading of residential accommodation is acceptable in principle.

Residential amenity – neighbours

The development would have only one side window and this would be at ground floor where there are already windows, and this would face the west boundary where there is fencing and trees providing enclosure. It would thereby avoid any material risk to neighbour privacy. The proposed rooflights would face either the countryside or the street. The scale of the additions and given the large gap between 63 and 61 the neighbouring dwelling to the west, and the dormers being less than the roof slope depths and heights, there is unlikely to result any impression of dominance, enclosure or loss of light.

Visual amenity

Whilst the dwelling would become notably enlarged from its original shape and scale, by virtue of the site having a very spacious setting afforded by the gap of approximately 15m to the west side, there would result no impression of congestion. Regard has been had to the presence of front dormers on houses close by at nos. 74 and 78 which set a context for the proposed front dormer. The window as proposed for the front would align with those of the bay beneath and it is not considered that the dormer is unduly large.

The dwelling is sited at a T junction where views towards it in its elevated position would be possible from the south. Whilst more modestly scaled and better proportioned extensions would have been desirable in terms of harmonisation with the host dwelling and the general visual amenities of the area, in this instance, given the amount of space to the side of the dwelling and the matching materials proposed, it is considered that overall, the development would not cause such harm to the street scene as to warrant refusal of permission.

Approve

Subject to conditions:

1. Time Limit
2. Matching materials
3. no further west side windows
4. approved drawing nos. 575/01 and 575/02 received 14/5/14.

Informative:

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

Case Officer: :L Simmons Date: 4/7/14

Authorised by: J Morin Date: 4.7.2014

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