Development Management – Delegated Officer Report

Application Number: AWDM/0148/23 Recommendation: APPROVE

Site: 32 Victoria Road, Southwick, West Sussex

Proposal: Ground floor single storey side infill to form a WC, new monopitched roof over existing single storey kitchen at rear with rooflights, first floor rear extension, extension of existing dormer on east roofslope.

Date of Site Visit: 7th March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached period property with decorative features and bay windows. There is an existing two storey projection and rear and side single storey flat roof extension. There are flat roof dormers on the main part of the building on either side and roof lights.

Consent is sought to extend the first floor rear projection in line with the rear of the adjacent, attached dwelling. Also proposed is a hipped roof and rooflights to the side extension to include the infill of a small recessed section and the addition of a new window in the side to replace a ground floor window which will be blocked up by the infill. A roof lantern is proposed in the rear single storey extension which will remain as a flat roof. Two rooflights are proposed in the original main roof and a dormer extension is proposed to the front of the existing dormer on the east side.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

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

Visual amenity

The dormer extension will be visible from the front of the dwelling within the street scene. There is currently a flat roof dormer on either side of the existing main ridge. The extension will bring the dormer closer to the front of the building however it will still be set back from the front of the building and will project as far forward as the dormer on the other roof slope. It will also be partly obscured by the pitched roof of the attached property to the east.

The dormer will be built in materials to match existing and will follow the existing design. On balance it is considered that this can be supported as this is an extension to an existing feature and not a new dormer. The existing west side dormer is already visible in the street scene and impacts upon the character and appearance of the building. The extension will not add to this in a harmful way for the reasons given. A new dormer would most likely be considered in a less favourable way, although side dormers in some cases can be built under permitted development. Within this context, support can be given.

The side and rear alterations and additions will not be visible within the street scene. The changes are considered to be in keeping with the character and appearance of the existing building and subservient in scale.

Residential amenity

The main properties to be affected are those either side. To the west is a bungalow and there is an obscurely glazed window on the boundary. The proposed side window will also be obscurely glazed to avoid any overlooking here. The pitched roof will result in the building height being increased; however, due to the distance between properties and the proposal still remaining at single storey height, there will be no loss of light or overbearing impact. The roof lights will not overlook. The two storey addition is set away from the boundary on the smaller rear gable and is limited in depth therefore again no adverse impact is to occur.

To the east is the attached dwelling. The two storey section will abut the adjacent building therefore no impact will occur. The rooflights proposed will not overlook. The changes to the roof of the single storey extension will not result in any adverse impact either. The building adjacent to this boundary will not be increased in height and will remain at the same depth.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the building. The window on the western elevation hereby approved shall be fitted with obscure glazing and be high level opening only.

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: 21st March 2023

Authorised by: Peter Barnett Date: 22 March 2023