# Development Management - Delegated Officer Report

**Application Number: AWDM/0561/17 Recommendation – Approve**

**Site: 81 Downland Avenue, Southwick**

**Proposal: Amendment to planning permission AWDM/1824/16 for revisions to roof design of permitted detached annexe.**

**Date of site visit: 22 December 2016**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application property is a detached hip-roofed bungalow on the north side of Downland Avenue. Permission was granted earlier in the year to extend the roof to form two bedrooms. The works involve forming gables to either side, raising the ridge by 0.5m and adding a flat-roofed dormer at the rear measuring 7.5m wide, 2.5m high and 3.3m deep. Three rooflights are also proposed for the front roofslope.

Permission was also granted to convert and extend the existing detached garage at the side/rear of the dwelling to form a self-contained annexe. A hipped roof was proposed to replace the existing flat roof. This application seeks to amend the roof design to a gable.

## Relevant site history

AWDM/0589/14 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.8m from rear wall of the original house, maximum height 3.4m and height of eaves of the extension 2.75m

AWDM/1824/16 - Rooms in roof with side hip to gable roof extensions to either side elevation, raised ridge, rear dormer to north elevation and three rooflights to front (south) elevation. Conversion and extension to existing detached garage to form annexe for dependent relative.

## Consultations

None

## Representations

None received

**Relevant Planning Policies**

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

**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**

The alterations to the garage are considered to be acceptable and, being set back from the road and partly obscured by the bungalow in front, they will not be prominent in the street scene.

**Residential amenity**

The proposed annexe will sit alongside the garage at No.79 and the alterations to the roof design will not cause a serious impact to the residential amenities of those occupiers.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Annex to be ancillary 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: Peter Barnett Date: 17 May 2017

Authorised by: Gary Peck Date: 17 May 2017