Expiry Date - 19/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0310/10 **Recommendation – Permit Application**

Site: **37 Hadrian Avenue Southwick Brighton West Sussex**

Proposal: **Loft conversion (with side gable and front and rear dormers) and single-storey rear extension**

The Application

The application property is a semi detached hip roofed bungalow located on the east side of Hadrian Avenue. It has an irregular-shaped, flat roofed rear extension and lean-to rear conservatory which it is proposed to remove and replace with a larger single storey flat-roofed extension measuring 4.5m deep, 9.4 m wide and 2.8m high. It is also proposed to extend the roof from a hip to a gable and to construct a large box-like dormer across much of the rear roofslope and a smaller flat-roofed dormer on the front roofIsope.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The roof alterations are considered to be permitted development by virtue of the volume of the roof extensions being less than 50 cubic metres. However, it is not considered that there would be any objection to the proposal as the adjoining half of this pair of dwellings already has a hip-to-gable extension and large front and rear dormers. The proposal at No.37 would not therefore appear out of keeping. The size of the rear dormer has been reduced to bring it up from the eaves and in from the roof edge so as not to appear over-dominant.

The ground floor extension is deep at 4.5m, in excess of the usually accepted 3.5m as required by the Council's DC Standard. However, the adjoining property has a rear extension to the same depth as proposed at No.37 and it

is not considered that the proposal will unduly harm the character of the property. Being at the rear it will not be visible from the street.

Residential amenity

The roof extensions are not considered to have a harmful impact on the neighbouring occupiers. The two storey house to the north has windows which face towards the site but it is not considered that the extensions to this bungalow will result in any los of light or overlooking. A window proposed in the new gable of the extension will serve a stairwell and will be obscure glazed.

The proposed rear extension is deeper than would normally be permitted. However, as referred to above, it is not considered that it will have an adverse impact on its neighbour to the south as that property also has a 4.5m deep extension. There is a decent separation of 5m to the neighbour to the north as a result of a shared driveway and there will no loss of amenity to those occupiers.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Civ north side elevation of the roof extension
4. This permission relates to the following approved plans, date stamped received 15 October 2010:
   Drawing No. 1A (Proposed Floor Plans, Sections)
   Drawing No. 2A (Proposed Elevations)
   and to the 1:1250 Scale Location Plan and 1:500 Scale Block Plan date stamped received 24 August 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 18 October 2010