Expiry Date - 17/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0975/11

Recommendation – Approve Application

Site: **37 Overhill Southwick Brighton West Sussex**

Proposal: **Front part gable (proposed side ~~gables~~ dormers, side rooflight and rear part gable as 'permitted development')**

The Application

The application property is a detached hipped roof bungalow on the west side of Overhill. It has a small hipped roof projection at the front in common with other properties in the street. Permission is sought to form a part gable/part hipped roof extension at the front of the dwelling, measuring 1.2m deep and 2.5m up from the existing roof eaves. A window will be formed in the new gable end.

The applicant is also proposing to construct dormer windows on the side roofslopes and a part gable on the rear as 'permitted development' and a separate application for a Certificate of Lawfulness has been submitted (AWDM/0974/11).

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter of objection received from the occupier of 39 Overhill – new windows to north side will overlook No.39 causing a loss of privacy

Relevant Planning Policies and Guidance

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' PPS1 'Delivering Sustainable Development (ODPM 2005)

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Planning Assessment

Policies

Policy AH7 of the Local Plan 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.

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 front roof extension is a modest alteration to the property which will not have an adverse impact on the character or appearance of the dwelling. No.39 to the north has an almost identical front extension, as do others in the street, and the proposal is acceptable.

Residential amenity

The proposal will not have an adverse impact on the residential amenities of the neighbouring occupiers. The increase in the length of the ridge by 1.2m will not cause any loss of light or reduced outlook to either No.39 to the north (at a higher level) or No. 35 to the south (at a lower level).

The objection to the application relates to the proposed side dormer which does not form part of this application. The neighbour has expressed concern at overlooking but it is noted that the submitted drawings indicate that the side windows are to be obscure glazed with any opening at least 1.7m above floor level.

Recommendation

APPROVE for reason that:-

1PPi

Subject to

Expiry Date - 17/01/2012

1. C1Ci
2. C12Eii
3. This permission relates to the following approved plans received 22 November 2011:
   Proposed Plans, Elevations and Section, Location and Block Plans
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 4 January 2012

4/1/12