Development Management - Delegated Officer Report

Application Number: AWDM/1824/16 Recommendation – Approve

Site: 81 Downland Avenue, Southwick

Proposal: 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.

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. It is proposed 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.

The application also proposes to convert and extend the existing detached garage at the side/rear of the dwelling to form a self-contained annexe. A hipped roof is proposed to replace the existing flat roof.

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

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

This part of the street contains predominantly hip roofed bungalows although there are examples of gabled roofs at Nos 85 and 87. The proposed gables and raised ridge will alter the roof form but it is not considered that they will have cause serious harm to the visual amenities of the locality. The bungalows in the vicinity of the site are similar but not uniform in appearance (some are detached, others semi-detached, some have side gables). The proposed increase in ridge height is relatively minor at 0.5m and the roof to be extended is set back behind an existing projecting front gable.

The rear dormer will be large but will not be readily visible from the street and insufficient visual harm will be caused to warrant refusal.

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 raised ridge and increased bulk at the sides of the bungalow will have some impact on light and outlook for the neighbouring occupiers. However, it is not considered that the impact will cause serious harm. No. 79 to the west has two side windows, the front one of which is likely to be a secondary opening to a room that also has a southern (front) window. The larger window towards the rear may be the sole window to that room but the properties are separated by a shared driveway which ensures a gap of 3m will be retained. On balance, the impact on light and outlook is not considered to be harmful.

To the east, No.83 has two side windows facing the site at a closer distance of 2m. As with No.79, there will be some loss of light but it is not considered to be sufficiently serious to warrant refusal. There have been no objections from either neighbour.

The rear dormer will be a considerable distance (38m) from the rear of dwellings in Millcroft Gardens and will not cause a harmful loss of privacy.

The proposed annexe will sit alongside the garage at No.79 and noise and activity from this ancillary domestic use is not expected to cause harm to neighbouring amenities. There may be minor disturbance to the occupiers of the annexe from vehicular movements to and from the adjoining garage but this is not likely to be of such a frequency to cause harm.

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 January 2017

Authorised by: Gary Peck Date: 17 January 2017