Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0519/13

Site: **13A Southview Road**

Proposal: **Rear dormer with front rooflights**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a flat roof rear dormer with raising of party walls to measure (at max) 2.1 metres in height, 5.2 metres in length, and 2.8 metres in width, and insertion of 3 no. conservation style roof lights.

The application property is a mid-terraced Victorian two-storey property with front bay. The building is located in a terraced street just off from Southwick Green.

Relevant Planning History
None

Consultations
None

Representations
None

Policies and Guidance
Adur District Local Plan: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle
Upgrading of residential accommodation is acceptable in principle

Visual amenity

The roof lights are discreet and sympathetically arranged on the front roof slope.

It is regrettable the dormer would straddle the entire width of the rear roof slope as this is an awkward design. It would be visible from public vantage point from Cross Road Rest Garden. However rear flat roof dormers are an established

feature visually on the backs of properties in the wider terrace. These are as equally visible as the proposed dormer would be. Several are larger than the one currently proposed and at least one of these straddles the entire width of the roof slope. The bottom edge of the current proposal would, at least, sit above the building's eaves.

Given this situation it would be difficult to resist granting of permission on the basis of design merit alone.

Residential amenity – effect on existing dwellings

The dormer is physically removed from immediate neighbours so as to avoid harm onto their living conditions in terms of overbearing and overshadowing.

The dormer would enable a degree of overlooking from views onto neighbours but this would not greater than existing mutual overlooking from the first floor windows.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan AG1, AH7 and National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. External surfaces to match existing
4. Roof lights to be conservation style

Informative

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.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 19-6-2013

Authorised and signed by: Peter Barnett Date: 20 June 2013