Expiry Date - 25/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0221/10 **Recommendation – Permit Application**

Site: **56 Holmbush Way Southwick Brighton West Sussex**

Proposal: **Front dormer with side gable and rear dormer as 'permitted development'**

The Application

The site is located within the built up area of Southwick. A semi detached hipped roof bungalow within a row of similar dwellings adjacent and opposite with two storey dwellings to the west. Although the existing pair of bungalows have not been altered there are many examples of flat roof front dormers opposite and along the street.

Permission is sought for a hip to gable extension and flat roof front dormer. A flat roof rear dormer is also shown on the plans however this is not for consideration in this case and is to be built under the property's permitted development rights.

The front dormer is 2.1 metres wide, 1.3 metres high with a maximum depth of 2.1 metres. The hip to gable extension will extend the ridge by 4.6 metres. The loft conversion will provide two bedrooms and a shower room at first floor.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II '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 of the Local Plan states that extensions and alteration 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.

Residential Amenity

The main properties to be affected are those either side and opposite the site. The gable and front dormer will be visible from neighbouring properties however there will be no loss of privacy or overbearing impact.

Visual Amenity

As stated above there are a number of flat roof front dormers within the street scene many of which are much larger and prominent than the dormer proposed. There is also another example of a hip to gable extension at no. 50 Holmbush Way to the west of the site. It is considered that in the light of the surrounding roof extensions and alterations that the proposed development will not be out of keeping in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The development hereby approved shall be carried out in accordance with the following approved plans: -
   Proposed floor plans and elevations date stamped received 30th June 2010.

   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 29/7/10.

PB 29/7