Expiry: 4/7

Development Management - Delegated Officer Report

Application Number: AWDM/0605/24 Recommendation – Grant

Site: 49 Overhill, Southwick

Proposal: Rooms in roof, consisting of rear hip-to-gable roof extension, side dormers and front and side roof lights

Date of site visit: 24/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a hipped roof bungalow with a projecting front hipped roof detail on the west side of Overhill. The property has been extended to the rear. It shares a driveway on its north side with No. 51; both properties have detached rear garages. Front doors are in the facing side walls along with bathroom and kitchen windows.

No. 51 has added a large south facing side dormer with two bedroom windows. No. 47 has a rear extension off the boundary and a bedroom window in its original side wall mid way along. No. 45 has gabled the rear elevation and added two side dormers facing north.

Overhill climbs up from the south.

It is proposed to lift the rear hip to form a gable and to add a dormer on either side of the roof. The dormers have been reduced in width since first submitted from 6m to 5 metres. On the north side the dormer will light a dressing room and en-suite. On the south side it will have a secondary window to the rear bedroom and a front bedroom window.

The revised plans also change the material for the dormers to matching tile hanging as opposed to the previous artificial timber cladding.

The property is not in a conservation area and is not listed.

Relevant Planning History

None.

Consultations

None.

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Representations

Five neighbours consulted – No response received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

No. 47. to the south has the same rear wall as the application site. It has a bedroom window in its north wall which faces a bedroom window in the application site. It is not considered that the raised rear gable will cause significant harm to the amenity of No. 47.

No. 51 has a side dormer facing the site and a rear extension as well as side windows. It is the opposite side of the shared drive and on slightly higher ground. Consequently it is not considered that ground floor side windows to the kitchen, bathroom and hall will lose significant light or outlook.

The proposed north side dormer has windows to an en-suite bedroom and to a walk in wardrobe. The south side dormer has a secondary rear bedroom window and a front bedroom window. The front bedroom also has front and side rooflights. In the revised plans the dormer windows on both sides are shown to be obscurely glazed. It is considered appropriate to require the north side windows to be non-opening below 1.7 m from finished floor level to prevent direct overlooking of bedroom windows in No. 51's dormer and their side kitchen window. For means of escape purposes the dormer window to bedroom 2 needs to be openable. Given the increase in ground level and proximity to the boundary it is considered that obscure glazing will be sufficient to maintain adequate privacy between neighbours.

Visual amenity

The street has seen many alterations at roof level including raised gables, both front and rear, and side dormers of varying sizes and designs with two on some properties. Permission was recently given for a similar development at No. 69, AWDM/0034/19 refers, and Nos. 70 and 37 have gabled and added side roof extensions under permitted development. There are numerous other examples of roof alterations in the street.

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Consequently, it is considered that this development will not cause harm to the general character of the area as this has been considerably eroded already.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Side dormer windows obscure/north side non opening below 1.7 m

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 19/6/24
Authorised by:	Peter Barnett	Date: 19 June 2024