Expiry Date - 26/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0276/12 **Recommendation – APPROVE**

Site: **26 Springate Road Southwick Brighton West Sussex**

Proposal: **Rooms in roof with front dormer (and rear dormer and side gable as permitted development)**

Neighbours checked: Y

Additional neighbour notifications: Y

12 and 14 Park Way

Proposal, Site and Surroundings

The application property is a semi detached hip-roofed bungalow on the west side of Springate Road. It faces a narrow track off the main road which is nevertheless still part of the adopted highway. Planning permission is sought for a flat-roofed front dormer window measuring, as amended, 3m wide, 2.2m deep and 2m high. It will be sited centrally above the entrance door and will be positioned just below the ridge and 1m up from the eaves.

Also proposed (but not forming part of the application as it constitutes permitted development) is a hip-to-gable roof extension on the north side and a large flat-roofed rear dormer.

Relevant Planning History

An application for a Certificate of Lawfulness for the proposed side gable and front and rear dormers was refused in November 2011 for the reason that the front dormer faced a highway and was not therefore permitted development (AWDM/0689/11).

Consultations

None

Representations

None received

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework

Planning Assessment

Principle

The proposal comprises up-grading of 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, the design and size of the dormer and the effect on the character and appearance of the surrounding area.

Visual amenity

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. Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house.

In this case the front dormer is considered to be of a modest size which will not dominate the front rooflsope. It has been reduced in width from 4.3m to 3m. Although it will be close to ridge level it is not considered to be visually harmful in the street scene. There are examples of other front dormers at Nos. 16 and 33 and the application property does not directly face the main street and will not be unduly prominent.

Residential amenity

The dormer will face towards the front of 20 Springate Road which is approximately 11m to the east. It is not considered that this will result in a loss of privacy or amenity as the front of No.20 is already visible from the street.

Accessibility and parking

This proposal will not affect access or parking provision at the property.

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 policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-
1. Standard time limit
2. Matching materials
3. Approved Plans

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 18 April 2012

Authorised and signed by: [redacted] Date: 18 4 12