Expiry Date - 10/05/2021

Development Control – Delegated Officer Report

Application Number: AWDM/0382/22 **Recommendation – APPROVE**

Site: **80 Downlands Avenue Southwick West Sussex**

Proposal: **Single storey rear extension, hip to gable roof extension, rear dormer with solar panels and front porch**

Date of site visit: 18/03/22

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** refers to a 2 storey semi-detached dwelling with side access
- **Character:** residential
- **Site Levels:** on a Hill with land falling from north to south

The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey rear extension to be sat at a depth of 2.45m to a total width of the dwelling house. The roof slope would be occupied by two solar panels.

In addition a loft conversion consisting of a hip to gable extension, and rear dormer and solar panels is sought.

The hipped roof would be extended to form a gable to the east side and finished in tiles to match the existing roof.

The proposed flat roof dormer would measure approximately 6.51m wide to a height of 2.53m and would be set up a minimum of 20cm from eaves level and finished in tiles to match the existing roof.

Relevant Planning History:

None relevant

Consultations:

None required

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Representations:

None 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 (July 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The hip to gable roof extension would be visible in the street scene and would be similar to other loft conversions in the locality. The rear dormer would be set up from eaves level, down from the ridge and in from the sides and would not appear overly dominant on the roofscape.

The extensions would be finished in matching tiles to the existing roof. The appearance of the rear dormer would be improved by setting it in from the edge of the gable. However, weight must be given to the 'fall-back' position of the works being able to be carried out as 'permitted development' and in these circumstances it is considered it would be unreasonable to require any amendment.

Residential Amenity

The most affected properties are the neighbours to the sides and rear at No.78 and 82 Downlands Avenue.

The roof extension does not project any further than the outside walls of the building and would not result in overshadowing or appear overbearing or cause any loss of privacy to neighbouring properties.

The rear extension would be of a similar depth to an extension at the attached house (No.78) and would not cause harm. There is a sufficient gap to No.82 (which has a rear conservatory similar to that which exists at the application property) and no adverse loss of amenity will arise.

Recommendation

APPROVE subject to Conditions:-

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1. Drawing Numbers
2. Standard time limit
3. Matching materials

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 letter(s) of representation? N

Case Officer: Stuart Corbey Date: 04/05/2022

Authorised by: Peter Barnett Date: 4 May 2022