Expiry Date - 23/11

Development Control – Delegated Officer Report

Application Number: AWDM/1524/20 Recommendation – Grant

Site: 31 Southview Close, Southwick

Proposal: **Gable end extension to south plus extension to dormer to rear (east). 2no. roof lanterns to existing rear single-storey extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 22/10 plus applicant's photos

Site and Surroundings

This application relates to a semi detached bungalow on the east side of Southview Close. The property shares a paired drive on its south side with No. 32 and they each have a garage at the head of the drive. Their front doors are also in the facing side walls.

The property has been extended at roof level with a partial raised gable and rear dormer.

There are full raised side gables and rear dormers at Nos. 9, 10, 19, 20, 21, 22 and barn ended raised gables at 13 and 25.

The site is not in a conservation area.

Proposal

Planning permission is sought to take the raised gable out to the outside wall and to widen the rear dormer to almost full width. 4 front rooflights are proposed.

Relevant Planning History

SU/133/99 – rear extension. Granted 20.9.99

Consultations

None undertaken.

Representations

One objection received from No. 32, to the south, summarised as follows:

'The new bedroom window would overlook my garden directly. The existing dormer is further away and a greenhouse and planting allow some privacy. If allowed this window should be obscurely glazed.'

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

There are many raised gables in the street, partial and full. The proposal will not be out of character in the street.

Neighbour amenity

Permitted development exists to add rear dormers to these bungalows without the need for planning permission and with the same level of overlooking resulting. The neighbour's objection cannot therefore be used to refuse this application, though it is understood. Nor can it be required that the window is obscurely glazed as this is a new bedroom which needs to have an outlook.

Two modest rooflights are to be added to the existing single storey rear extension. They will have no neighbour impact.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No gable windows*

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? YES

Case Officer signed:	MOK	Date: 6.11.2020
Authorised and signed by:	Peter Barnett	Date: 6 November 2020