Development Management – Delegated Officer Report

Application Number: AWDM/0612/23 Recommendation: APPROVE

Site: 81 Cross Road, Southwick, West Sussex

Proposal: Rooms in roof consisting of glazed half hip end with inset balcony (south west elevation), raising of two rear pitched roofs to align with existing pitched roof and roof lights to south-east and north elevation.

Date of Site Visit: 23rd May 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of bungalows and houses of various design and scale. The bungalow is of hipped roof design at the front with two single storey gable extensions to the rear. Consent is sought to incorporate the two rear gables into a loft conversion with an inset balcony to the roof. The roof is to be raised on this part of the building to match the main ridge height. A master en suite is to be created in the loft space and materials to be used will match existing with render. The rear garden is long and there is dense vegetation screening on both side boundaries. Amended plans have been received which show the gable to the rear to be a half hip in an attempt to reduce some of the bulk of the roof.

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

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed development is not visible within the street scene; it represents a large addition to the rear of the bungalow. However on balance in the light of the existing rear development at the site and the various development which has been carried out at adjacent bungalows this can be supported. The ridge will be no higher than existing and the balcony is within the extension, therefore a subordinate addition.

Residential amenity

The main dwellings to be affected are those either side and to the rear. There is a long garden and the dwelling to the rear is not in close proximity. There is vegetation screening to the sides of the site and the footprint of the building is not being increased beyond existing. It is the bulk and height of the building that will be increased at the rear.

The bungalow extends no further to the rear than the bungalow to the west and it is slightly deeper than the bungalow to the east. On balance the increased bulk and scale of the development will not give rise to any significant loss of light or overbearing impact in this case. The proposed rooflights of the side elevations will not give rise to any overlooking due to their position on the roof slope. The balcony is inset and does project beyond the line of the house, thereby protecting neighbours' privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 13th June 2023

Authorised by: Peter Barnett Date: 13 June 2023