Expiry Date – 25/10

Development Control – Delegated Officer Report

Application Number: AWDM/1333/17 Recommendation – Approve

Site: 27 The Gardens, Southwick

Proposal: **Loft conversion with rear dormer with roof lights to south and east elevations and associated works.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 4/10

Site and Surroundings

This application relates to a 1930's semi detached bungalow on the north side of The Gardens. It adjoins a shared vehicle access serving several properties giving access to rear garages. The property has been extended at ground floor rear. Several houses have rear dormers.

29, to the east, is a two storey dwelling. To the west are two pairs of barn ended chalet bungalows. All properties are rendered and painted.

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

Proposal

Planning permission is sought to add a rear dormer. Rooflights are proposed to the front and side roofslopes also. Chimneys front and rear are to be removed.

Relevant Planning History

SW/64/76 – Garage. Granted 24.5.76

SW/44/76 – Extensions and rooms in roof. Granted 12.4.76

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Submission Adur Local Plan Policies 1, 2 and 15

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.

Policy Context

Development Control Standard No. 3 'Extensions and Alterations to Dwellings' includes saved Adur Local Plan policy AH7 and expands design advice for domestic extensions as follows:

'*Saved policy AH7 states:*

Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-
(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;
(b) design and materials are sympathetic to both the original dwelling and the area in general;

Assessment

The installation of rooflights does not require planning permission. Permitted development also exists for rear dormers up to 50 cubic metres to be added to the rear elevation of a house, outside of a conservation area, subject to other limitations. The dormer proposed here appears to be permitted development.

Nonetheless in itself the dormer now proposed is considered to be acceptable. It is confined to the rear elevation and designed with a sloping roof line to fit into the hipped roof of the original bungalow. It will not be visible from the road. Other box dormers have been added to the rear of bungalows at 23, 21 and 17 The Gardens. Rear dormers are a common feature. This dormer will not be out of keeping.

No. 29 sits deeper into their site and is two storeys. No. 25 has a rear conservatory and so overlooking of their most intimate garden area will be blocked. The dormer will not result in unacceptable overlooking of neighbours gardens

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

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? N

Case Officer signed: MOK Date: 9.10.17

Authorised and signed by: Peter Barnett Date: 9 October 2017