Development Management – Delegated Officer Report

Application Number: AWDM/0570/23 Recommendation: APPROVE

Site: 32 Springate Road, Southwick, West Sussex

Proposal: Front porch, new single-storey rear extension with replacement single-storey side and rear extension, new raised patio, hip-to-gable loft conversion with new front and rear dormers.

Date of Site Visit: 23rd May 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached hipped roof bungalow within a street of bungalows and chalet bungalows many of which have been extended and altered with dormers and variation visible within the street scene.

Consent is sought for a hip to gable extension with two flat roof front dormers and a front porch. To the rear a single storey extension is proposed with a rear flat roof dormer. There is an existing detached garage to the side/rear and a single storey rear extension which matches that of the attached dwelling.

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 hip to gable extension with front dormers and porch will be clearly visible within the street scene. The bungalow as existing matches the attached bungalow in roof form and design. The changes proposed will result in a mismatch, however the hip to gable extension could be built under permitted development. Front dormers are a common feature within the street scene with many different sizes and scale of dormers visible of varying design. There is another pair of semi detached bungalows adjacent which were originally of the same form as the application site. These have been altered with dormers of varying design and scale, and within this context the hip to gable and dormers would not be harmful in this case. Similarly, although the front porch does not follow the original design of the four properties in this row, the attached dwelling has an existing porch extension, albeit smaller than that now proposed. The variation between these properties including the proposed porch are considered acceptable and contribute to the eclectic mix within the street.

The rear garage is to be removed and the extension will be slightly deeper than that existing. It will be in keeping with the existing dwelling and subservient. Amended plans were received as a result of the applicant needing to reduce the scale of the rear extension for costing, the amended plans are for consideration here. The rear flat roof dormer is large in scale however a similar development could be built under permitted development, there are other rear dormers nearby of similar scale and it is set in from the end gable.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling has a rear extension which is currently in line with that at the application site. The proposed extension will be slightly deeper and steps out further away from the boundary. This development will be acceptable as it only slightly exceeds 3.5 metres at the boundary and in the light of the adjacent extension can therefore be supported. No loss of light or overbearing impact will occur which would warrant a refusal in this case. The neighbouring property to the south as existing has the garage adjacent to the boundary. This will be removed and the extension will give rise to less of an impact.

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 north or south elevation of the extension.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 12th June 2023

Authorised by: Peter Barnett Date: 12 June 2023