Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0002/13

Site: **50 Overhill, Southwick, Brighton, West Sussex BN42 4WJ**

Proposal: **Application to vary Condition 11 of AWDM/0292/12 to allow construction of a larger flat roofed dormer to south elevation and new dormer to rear, plus revised site area**

Date of site visit: 22 January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in 2012 for a new bungalow in the garden to the south of 50 Overhill (AWDM/0292/12) and it is currently under construction. External works have almost been completed.

The application is seeking consent for several amendments to the approved design comprising:

- A new flat roofed dormer on the rear roofslope
- An enlarged and centrally positioned flat roofed dormer on the south side roofslope to replace a smaller pitched roof dormer
- The raising of the south side terrace to 1m above ground level plus the provision of a 1.1m high glazed balustrade
- The realignment of the boundary with 50 Overhill to enable an increase in the size of the rear garden of the new bungalow

These comprise minor material amendments to the original permission. The work has already been carried out, with the exception of the balustrade.

Relevant site history

As above

Consultations

None

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The bungalow has been approved and the proposal is for minor elevation and site layout changes which are acceptable in principle subject to consideration of the usual amenity issues.

Visual amenity

None of the amendments have a significant visual impact in the street scene. The dormers are modest features which are not out of keeping with the character of the area while the raised terrace will be screened to a large extent by boundary fencing.

Residential amenity

The rear dormer faces over the cemetery at the rear of the site while the south-facing dormer is some distance from its neighbour (20m) and will not have an adverse impact on privacy. The raised terrace will also face south but at a similar distance to the side of the neighbouring dwelling as the dormer, and no privacy issues will arise. The realignment of the boundary improves the space around the new dwelling without unduly diminishing the amenity area for No.50.

Recommendation

APPROVE for the reason:-

The development is within the built-up area and helps meet the need for additional housing without detracting from the existing local urban environment. It has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It consequently does not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

Subject to Conditions:-

1. Details of boundary fences/walls
2. Access to be constructed
3. Cycle parking
4. Pedestrian visibility splays
5. Landscaping

6. Materials
7. Floor levels
8. Obscure glazing to north side windows
9. Permeable surfaces to hardstandings
10. Approved Plans

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: Peter Barnett Date: 31 January 2013

Authorised by: Gary Peck Date: 31 January 2013