Expiry
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16/6/08

Development Control – Delegated Officer Report

Application Number: ADC/0216/08 **Recommendation – Permit Application**

Site: **78 Overhill Southwick Brighton West Sussex**

Proposal: **Loft conversion including dormers to front and sides and new rear gable end**

The Application

The site is located within the built up area of Southwick, a bungalow within a street of similar properties. To the north of the site is a chalet bungalow, 2 Cromleigh Way, with a large rear flat roof dormer extension which faces onto the north side elevation of no. 78 Overhill.

There is a front garden with a garage and driveway to the side, there is an existing conservatory to the rear. To the south is a similar bungalow at no. 78. Permission is sought to convert the roof space with a gable extension to the front and rear. A pitched roof dormer is proposed to the north roof slope, 9.6 metres wide, 2.4 metres high, with a maximum depth of 2.4 metres. Also proposed on the southern roof slope is a smaller pitched roof dormer, 3.6 metres wide, 2.1 metres high and with a maximum depth of 2.3 metres. The proposal will provide two bedrooms and two bathrooms at first floor level.

Consultations and Representations

Third Parties: - Two letter have been received – The owner/occupier of no. 76 Overhill to the south states that they have no objection. The owner/occupiers of no. 2 Cromleigh Way are objecting on the grounds of loss of privacy to the existing bedroom windows which currently face to the south.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible enhance the character and distinctiveness of an area, requiring high standards of design,

layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

The main properties to be affected are those to the north and south of the site, no. 2 Cromleigh Way and no. 76 Overhill. The proposed side dormer facing north will be a distance of 20 metres from the southern elevation of 2 Cromleigh Way. As there are bedroom windows which currently look south onto the side elevation of no. 78 Overhill the proposed side dormer will result in mutual overlooking between the properties, in both cases the windows serve bedrooms. It should also be noted that no. 2 Cromleigh Way is at a higher ground level than the site.

The applicant has been advised that this relationship is unacceptable and has agreed to reduce the size of the windows within the dormer and for the windows to be fitted with obscured glazing and to be permanently non-opening. It is considered that there will be sufficient light to the bedrooms and outlook to the front and rear. This will therefore overcome the issue of overlooking and loss of privacy between the dwellings.

The dormer which faces to the south is to be fitted with obscurely glazed windows to serve the two bathrooms. There is an existing dormer at no. 76 which faces north there will be no overlooking in this case.

Visual Amenity

The proposed dormers and roof extensions are not considered to be out of keeping in this case and are similar in design and scale to many other loft conversions that have been carried out with Overhill.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C14Ai - 19th June 2008
4. C18C3 -amended – The windows in the northern side elevation of the extension.....

Case Officer..... Date..19/6/08 PB 24/6/08

Chair of Development Control Committee.....D. J. Mills.....Date...4/07/08

Planning Services Manager.....Date...30/6/08