expiry 01.10

Development Control – Delegated Officer Report

Application Number: ADC/0475/07 Recommendation - Permit

Site: 12 Greenways Southwick West Sussex BN42 4QJ

Proposal: Rear and side extensions and rooms in roof with dormers

The Application

The application property is a detached gable-ended bungalow on the east side of Greenways, south of the junction with Faidene.

The application is for a rear and side extensions and rooms in the roof with two south side dormers and one north side dormer.

Consultations and Representations

Third Parties: There have been no third party objections to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

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 states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity
The application site is such that north side of the property is quite visible from Fairdene. The property itself has a relatively wide side garden to the north where the side extension was proposed to be sited. The side extension itself was considered to be too large and overpowering for the property given the opened and exposed views of the side of the bungalow. This side extension

has now been designed out of the application and the rear extension now follows the side elevations and roof planes of the existing property terminating in a gable end. The design and scale of the rear extension is considered to be in keeping with that of the original dwelling and therefore acceptable.

The proposed dormers have been amended to remove their dummy pitched roofs. These were considered to be in keeping with the roof style of the property but contributed to the bulk of the dormers which gave the impression of them being too high up the roof. The flat roof dormer style is prevalent on roof extensions through out the area, albeit mainly to the rear of properties. The two southern dormers would be seen only from the side as the property to the south (No.10) would mainly shield it from public view and the northern dormer is modest in scale in relation to the extended roof plane and therefore, on balance, are considered acceptable.

Residential amenity.
The window in the east facing gable has been altered to be high level and obscurely glazed which prevents there being any potential of overlooking of the west side bedroom of the property to the rear (No.1 Fairdene).

There is approximately 2.0m in separation between the application property and the bungalow to the south (No.10) which is also on lower ground. The proposed dormers in the southern roof plane would look directly at the roof which is considered acceptable in terms of retention of privacy. The north facing dormer would serve a bathroom and would be obscurely glazed.

Recommendation

APPROVE for reason that :-
1PPii – remove reference to AT12

1. C1Ci.
2. C14Ai ... 28.09.07....AH7 of the ADLP and DEV1 of the WSSP.
3. C12Ei
4. C18Eii. east wall of the rear extension

no additional or enlarged first floor windows shall be formed in the

Case Officer: [illegible]
Date: 26.9.07