# Development Management - Delegated Officer Report

**Application Number: AWDM/0698/19 Recommendation – APPROVE**

**Site: 3 Old Rectory Gardens, Southwick, Brighton**

**Proposal: Extension and alterations including raising of the roof ridge and addition of a first floor to existing bungalow to create a two storey 5 no. bedroom dwelling.**

**Date of site visit: 13th May 2019**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application site is as existing a two bedroom bungalow with attached flat roof garage. There is off street parking to the front and a large rear garden. It is within a street which comprises of mainly two storey dwellings both detached and semi detached. The row of dwellings is set back from the main highway, Kingston Lane, with an access road serving the dwellings. There are trees and vegetation screening the properties from the main public highway.

Consent is sought to extend the existing bungalow to the north and south side and add a first floor addition and roof to provide a 5 bedroom dwelling house. The garage to the side of the bungalow has been removed; the building is then to be extended to the north by 2 metres the full depth of the existing footprint of the bungalow. The rear lean to and conservatory are also in the process of being removed. To the south the front corner of the bungalow, where there is an existing recessed entrance, is to be infilled resulting in a 5 metre deep and 5 metre wide addition. The result is a uniform two storey building with hipped roof and front lean to roof giving rise to a set back to the front at first floor. The front entrance is centrally positioned with uniform fenestration detailing and a render and tile finish is proposed.

## 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 (February 2019)

## Planning Assessment

## Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

**Visual amenity**

As stated above, due to the set back of Old Rectory Gardens the new development will not be clearly visible from the public highway. However it will be visible from the private access road along the frontage of the property and adjacent dwellings along Old Rectory Gardens. These properties are mainly two storey dwellings, semi detached to the south and detached to the north. The materials used also vary with brick and tile to the south and render to the north. The principle of the change from a bungalow to a two storey dwelling with hipped roof is acceptable in this case. Such a building form would not be out of keeping here. The building proposed is larger in scale than the existing bungalow and will represent a substantial development when complete. Yet it is considered that the scale and height of the building will be in keeping with adjacent development and the site is wide and deep allowing for the proposed development without giving rise to overdevelopment here. There is a set in of 1 metre from the north and south side boundaries.

The white render finish with grey tile roof and grey uPVC will provide a contemporary new dwelling which will not be out of keeping. It will contribute towards the variation in this street scene both in materials and building design.

**Residential amenity**

The main properties to be affected are those either side of the side. No. 4 to the south the two storey semi detached dwelling has some secondary windows facing the side of the proposed development, the additional bulk and height of the proposed building is not considered to result in a significant loss of light which would warrant a refusal in this case. The front extension comes slightly further forward than the front of no. 4 by 1.5 metres however this will not be significantly overbearing or result in loss of light to an unacceptable degree.

There are existing ground floor windows on the side of the bungalow which will remain to serve the new kitchen, a first floor bedroom window is also proposed. It is not considered that these need to be obscurely glazed in the light of the first floor obscurely glazed window at the adjacent dwelling.

To the south a side door is proposed to the ground floor and a first floor bathroom window which will be obscurely glazed. This will face onto a blank side elevation at first floor at no. 2. A condition is attached to ensure that no additional openings are added to the north and south elevation.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. No additional windows or openings on the north or south elevation of the dwelling hereby permitted.
4. Materials render and tile as detailed on approved plans.

**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: 3rd June 2019

Authorised by: Peter Barnett Date: 3 June 2019