Application Number: ADC/0227/08 Recommendation – APPROVE

Site: **45 Downsway, Southwick BN42 4WB**

Proposal: **Rooms in roofspace (with part gables at front and rear and south side dormer) (part retrospective)**

The Application

The application property is a detached bungalow, on the slope of the hillside, located on the north side of the junction of Upton Avenue with Downsway. The property has an existing single-storey rear extension and there is a detached garage at the end of the rear garden.

This application seeks permission for front and rear 'barn-hip' half gables, plus a south side dormer. The front and rear half gables would extend the ridge length from 3m to 8m. The dormer, 4.1m wide and projecting from the side roof slope by up to 2m, would have a tiled roof surround level with the ridge. The accommodation provided would be 2 bedrooms and a bathroom.

Much of the work, including the timberwork of the rear half gable and south side dormer, but not the front half gable, has already been partially constructed in the mistaken belief that it is 'permitted development'. The agent claims he was informed by officers that a planning application was not needed but there is no evidence of this.

Consultations and Representations

+1 no obj

Third Parties: 2 letters have been received. The resident of No.48 Downsway, obliquely opposite to the south east, objects on grounds that the extensions, especially the dormer, are excessive and obtrusive to the skyline and ruin the design of this type of bungalow.
The resident of No.31 Upton Avenue, to the west, states no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'
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 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.
DC standard No.3 'Extensions and Alterations to Dwellings' states that dormers should not overdominate the dwelling, should be kept well below the ridge level of the existing roof and should not project as far as the walls of the dwelling. A large amount of the original roof slope should still be visible.

Visual amenity

The proposed part-hipped half gables at front and rear are not considered to be unsympathetic to these bungalows. The majority in Downsway remain with fully hipped roofs but some have been enlarged including No.50 (SW/25/88), directly opposite to the east, which has full gables at front and rear and side dormer, and No.54 which has half gables (built as 'permitted development' in 1982). It is not considered that those now proposed are unsightly or that they would have an adverse environmental effect.

The proposed side dormer, although large in relation to the existing roof, would not be out of keeping in scale with the pitched roof as proposed to be enlarged. It would leave ample roof slope either side and beneath. The main concern is that it is not set below the ridge line. This could be achieved if it were amended to a flat roof. However, it is considered, on balance, that the removal of the proposed pitched surround would be of little or no benefit to the overall appearance. The applicant's agent points out that the design is very similar to a recently-extended bungalow in nearby Overhill.

Residential amenity

It is not considered that the proposals would have any significant adverse effect on the residential amenities of nearby bungalows. The proposed rear window would face down the applicant's rear garden to his detached garage at the end. Beyond is the side roofslope of No.31 Upton Drive, 16m to the west of the proposed rear window (NB. 14m is the Council's minimum standard).

The dormer window on the south side, which serves a bathroom and shown obscure-glazed, faces over the road to the bungalow on the opposite side of the road 22m away, which is screened by a tall hedge. The front window would face across the road towards a bungalow 30m east.

It is therefore considered that the proposals are not in conflict with policies DEV1, AH7 or the Council's DC standard.

Recommendation

APPROVE for reason that:-

The development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Subject to:-

1. C12Ei (External materials to match existing unless otherwise approved)

.....