Development Management - Delegated Officer Report

Application Number: AWDM/1904/19 Recommendation – APPROVE

Site: 17 Milton Drive, Southwick, Brighton

Proposal: Single storey side/rear extension to West and North elevations, hip to gable roof extension and rear dormer to West elevation and two front facing roof lights

Date of site visit: 6th January 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the corner where Milton Drive bends round from the north side of the dwelling to the east/front. The property is therefore clearly visible within the street scene from the rear, side and front. There is as existing a single storey side extension. The neighbouring, attached bungalow has a hip to gable roof extension, rear dormer and single storey rear extension.

Consent was originally sought here for a side and rear single storey extension the same depth as the adjacent neighbouring property and a hip to gable extension with large rear dormer/roof extension.

Officers considered that, due to the prominence of the site and the large scale and poor design of the rear dormer, the proposal could not be supported. Amended plans have been received to show the dormer reduced in scale and set in from the side wall of the roof. Windows have been inserted, centrally positioned. These plans as amended are for consideration here.

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

The proposed works as amended will be clearly visible within the street scene due to the prominent siting of the bungalow. It is however considered that the works are acceptable and will not be detrimental to the character and appearance of the surrounding locality or the bungalow itself. The attached bungalow, although not as prominent, has a hip to gable extension and large rear dormer and also a single storey rear extension. The proposal will link in, in terms of character and design, with the existing development. The dormer as amended is a significant improvement upon the original submission, a centrally positioned dormer with a balanced appearance. Materials will be conditioned to match existing.

Residential amenity

The works will be visible from neighbouring properties however there is not considered to be any loss of light, privacy or overbearing impact in this case. The single storey extension is the same depth as that at the adjacent dwelling therefore there will be no adverse impact. The increased bulk as a result of the dormer and hip to gable extension are adjacent to the highway therefore not in close proximity to any adjacent dwellings. There is a landing and a bathroom window proposed on the north elevation and these are conditioned to be obscurely glazed to avoid any loss of privacy to the north. The dwelling to the rear does not have any windows facing toward the application site which would be affected in this case. Therefore no overlooking will occur. Subject to safeguarding conditions the works are therefore considered acceptable in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The windows on the north elevation shall be fitted with obscured glazing.
5. No additional windows on the north elevation.

Is recommendation contrary to letter(s) of representation? N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 20th January 2020

Authorised by: Peter Barnett Date: 20 January 2020