Development Management - Delegated Officer Report

Application Number: AWDM/0277/22 Recommendation – APPROVE

Site: 49 Hadrian Avenue, Southwick, BN42 4LJ

Proposal: Enlargement of existing rear extension, enlargement of existing rear dormer and an additional front dormer; cedar cladding to dormers and side gable.

Date of site visit: Asessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 49 Hadrian Avenue is an extended semi-detached bungalow, situated on the east side of the road, approx. 55m from the junction with Manor Hall Road to the south. The existing extensions include a front dormer, a rear dormer, and a rear extension together with a summerhouse to the rear of the garden. The site backs onto an electricity distribution site

The street scene comprises predominantly semi-detached bungalows, many of which have had similar extension to the application site

Proposal:

This application seeks planning permission to:-

- Provide an additional front dormer, measuring approx. 2.9m wide x 2.5m deep x 2m high;
- Extend the existing rear dormer to measure approx. 8m wide x 3.2m deep x 2.6m high;
- Extend the existing rear extension measuring a total of approx. 9.3m wide x 3.5m deep x 3m high

The use of cedar cladding is proposed for the dormers and existing side gable.

Consultations: None

Representations: None received

Relevant History:

SW/90/04 Rooms in roof (with side gable and front and rear dormers) plus rear extension (revised scheme). **Approved 25.01.2005**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The existing rear extension is a slight 'L' shape, with the indented section being approx. 1.5m shallower than the main section and being approx. 3.7m wide. The current application seeks to infill this indented section, creating a square extension of the same depth as the original, i.e. approx. 3.5m in depth.

The depth of the extension is in accordance with the Adur SPG for Extensions and Alterations to Dwellings, and there are no windows in the side elevations, and whilst the earlier permission for the rear extension had a condition attached to limit windows in the north elevation of the extension, i.e. facing no. 47, it is not considered necessary to reinstate this condition as no. 47 has extended the rear of their property not only to a similar depth to the application site, but also close to the application site, therefore there would be no outlook to any window installed.

The existing rear dormer measures to be approx. 7.3m wide x 2.3m deep x 1.7m high; and the resultant measurements of the proposed extended rear dormer would be approx. 8m wide x 3.2m deep x 2.6m high; the rear dormer would also have 2no. Juliette balconies within it and a large central window which would be the light over the staircase.

Although 2no. Juliette balconies are proposed in the rear elevation of the dormer, the land to the rear is a treed area and to the side of this there is an electricity distribution site, thereby as there are no residential properties to the rear, there will be no loss of existing residential amenities.

The depth of the rear dormer would be increased from some 2.3m to 3.2m but this is not considered to materially affect the existing residential amenities of the neighbouring properties or the character of the locality.

The proposed front dormer would be of a similar size to the existing dormer, and there would be a central rooflight between the dormers. The dormers are sufficiently

indented from the sides, ridge and eaves of the roofslope to provide a well balance form of development on the front roofslope.

There is a mix of large dormers and rooflights on the front roofslopes of other properties within the street, therefore it is considered the additional dormer would not be out of character with the locality.

Finally the materials of the property will change from concrete roof tiles to slate roof tiles on the roof together timber cladding on the dormers; but the walls of the ground floor will be rendered and thereby be in accordance of the existing brick and render. The cedar cladding will be unusual in the street scene but is not considered to cause visual harm.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 06.04.2022

Authorised by: Peter Barnett Date: 6 April 2022