Development Management - Delegated Officer Report

Application Number: AWDM/0872/15 Recommendation – Refuse

Site: 11 Overhill, Southwick

Proposal: Loft conversion with two dormers to south elevation

Date of site visit: 26 June 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a hip roofed bungalow on the corner of Overhill and Downland Avenue. It is proposed to construct two pitched roof dormers within the south side roofslope facing Downland Avenue.

Relevant site history

None relevant

Consultations

None

Representations

1 letter of objection received from the occupier of 9 Overhill on grounds of loss of privacy

Relevant Planning Policies

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' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 property is located in a prominent corner position and any alterations to the south side roofslope will be very visible. In this case, the prominence of the dormers would be exacerbated by the lack of any other dormers visible within Downland Avenue with only a few visible in Overhill to the south of the site. Those bungalows in Overhill that have roof extensions tend to have constructed dormer windows in the side roofslopes. While side dormers are proposed here, the location of the property and the prominence of the proposed windows in the street make this proposal unacceptable in visual terms.

Residential amenity

The proposed dormers would serve two bedrooms in the roof. They would face over the street towards the side of 9 Overhill. While there are windows in the side of this property it is not considered that, at a distance of approximately 19m across the street, the loss of privacy would be so adverse as to warrant refusal on this ground.

Recommendation

REFUSE for the reason:-

1. The proposed dormers, by reason of their siting and design, would be prominent and incongruous features, out of character with the street scene of Downland Avenue and Overhill. They would therefore fail to comply with saved policies AG1 and AH7 of the Adur District Local Plan and the policies of the National Planning Policy Framework.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Case Officer: Peter Barnett Date: 3 August 2015

Authorised by: Gary Peck Date: 3 August 2015