Expiry 25/6/08.

Development Control – Delegated Officer Report

Application Number: ADC/0233/08 **Recommendation – Permit Application**

Site: **117 Old Shoreham Road Southwick Brighton West Sussex**

Proposal: **Loft conversion (with side gable and rear dormer)**

The Application

The site is located within the built up area of Southwick, a semi detached hipped roof bungalow within a row of other semi detached bungalows of various designs. The property fronts onto the Old Shoreham Road and is surrounded by residential properties.

Permission is sought to extend the existing hipped roof to a gable with a proposed rear flat roof dormer. The dormer is 7.7 metres wide and 2.5 metres high with a maximum depth of 3.4 metres. The extension will provide two bedrooms a sitting room and a bathroom at first floor level.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - 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 areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

There will be no adverse impact on the properties wither side of the site. The gable extension will increase the bulk of the roof however there will be no loss of light of overbearing impact to the bungalow to the east. The rear dormer window will face to the rear of the property to the north, however there is a distance of 20 metres between these properties and therefore there is not considered to be any issue of over looking in this case.

Visual Amenity

The gable extension will match the existing gable extension at 115 Old Shoreham Road, the attached bungalow therefore creating symmetry between the two properties. The development at 115 was built under the properties permitted development rights and therefore planning permission was not required. The rear is not considered to have an adverse impact in this case as it will not be visible in the street scene and is set down from the existing ridge height. Amended plans have been received reducing the size of the dormer to be consistent with the dormer at the adjacent property 115 Old Shoreham Road.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C14Ai – 24th June 2008

Case Officer...Baker.....Date...24/6/08

PB 24/6/08