Expiry 5/8/09.

Development Control – Delegated Officer Report

Application Number: ADC/0220/09 **Recommendation – Permit Application**

Site: **36 Eastbank Southwick Brighton West Sussex**

Proposal: **Loft conversion with part-hipped/gabled rear roof extension over existing flat roof, part front gable and side dormers**

The Application

The site is located within the built up area of Southwick. A detached bungalow within a cul-de-sac of similar properties. The surrounding properties remain on the whole unchanged other than small gablet extensions to the front and there are some examples of side dormers both flat roof and pitched roof design.

The bungalow has an existing flat roof, single storey rear extension, a detached flat roof garage to the side with a driveway and front garden. Previously ADC/0102/09 was refused for a roof conversion with a gabled roof extension to the rear above the existing flat roof extension, 4.1 metres in depth, to the height of the existing ridge, 6.3 metres, incorporating a rear balcony. Also proposed was a part front gable with pitched roof dormers to either side of the roof slope. The southern roof slope had a dormer with three roof pitches with a total width of 7 metres, maximum height of 2.4 metres and depth of 2.7 metres. The northern roof slope had a dormer with two roof pitches with a total width of 4.6 metres, maximum height of 2.4 metres and depth of 2.5 metres. The maximum height of the dormers was proposed to match the existing ridge height.

This application was refused for the following reason:-

"The proposed loft conversion comprising of rear gable extension, dormers and front gable by reason of its large cumulative size and unsympathetic design, would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality and thereby conflict with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1, AH7)"

An amended application has been submitted which shows an over all reduction in the scale and bulk of the development. The rear extension has been reduced from a full gable extension, 8.1 metres in depth to a hipped gable with a maximum depth of 6.2 metres from the existing ridge. The rear balcony remains as previously proposed, set back into the gablet. The front gablet remains the same as previously submitted.

The side dormers have been reduced in scale. The dormers on the north roof slope remain in the same position and at the same width as previously submitted however they have been reduced in height from 2.3 metres to 1.7 metres. They have also been lowered from the ridge. The dormers on the south roof slope are also set back at the same distance from the front of the building however the dormers have been reduced from 7 metres in width to 4.7 metres, and in height from 2.5 metres to 1.7 metres. These have also been lowered from the ridge.

Consultations and Representations

Third Parties: - 1 letter received from the owner/occupier of 48 Highdown stating that the view from the rear of their property to the sea will be blocked out.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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, loss of natural light or overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected by this proposal are those either side of the site, no. 19 to the south and no. 34 to the north. Due to the angle of the properties to the rear there is a distance of at least 7 metres between the rear of the bungalow and no. 34 and 12 metres to no. 19. There is also a minimum distance of 30 metres to the properties to the rear of the site. It is therefore not considered that the proposed rear gable extension and balcony will have any adverse impact with regards to loss of light, loss of privacy or overbearing impact. The balcony is set in within the gable extension therefore anyone using the balcony will only be able to have a view directly to the rear.

The owner/occupier of no. 48 Highdown to the rear of the site has made comments regarding a loss of view. It is not considered that a refusal is warranted on this ground. There is a distance of 35 metres between the extension and the rear of this property therefore no loss of light or overbearing impact.

The proposed side dormers will not result in any overlooking provided that the dormers on the northern roof slope are conditioned to be fitted with obscured glazing and are non-openable as there is an existing side dormer at no. 34 East Bank to the north, which serves a bedroom.

Visual Amenity

No. 34 to the north has an existing front gable extension the same as that proposed in this case. This property also has a side flat roof dormer. As stated above there are other examples within the street of side dormers, these are limited to only one roof slope and are set down from the main ridge.

The proposed dormers, although on both sides of the roof slope, have been reduced in scale and dropped down from the main ridge. The dormers on the northern side are set back to the rear of the roof slope and therefore will not be clearly visible when the bungalow is viewed from within the cul de sac. It is therefore considered that the scheme as amended is acceptable and will not have any adverse impact on the character and appearance of the existing building and surrounding built environment.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Eii
3. C12E3
4. C18Cii amended – the proposed windows in the northern roof slope shall at all times be glazed with obscured glass and fixed to be permanently non-openable. – AH7

Case Officer..... [redacted] .....Date.....9/7/09.

Planning Services Manager.... [redacted] .....Date....9/7/09....

Chair of Planning Committee [redacted] .....Date.....09/07/09.