Expiry Date - 07/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0111/10 **Recommendation – Permit Application**

Site: **7 Garden Close Shoreham-by-Sea West Sussex BN43 6BR**

Proposal: **Single-storey ridge-roofed rear extension, loft conversion including front (and rear) dormers, and detached double garage at rear (following demolition of existing single garage)**

The Application

The application property is a semi detached hipped roofed bungalow on the west side of Garden Close. The street scene contains other similar properties, many of which have front dormers (both flat roofed and pitched) and hip-to-gable extensions.

It is proposed to construct a hip to gable roof extension with front and rear dormers; to demolish a flat roofed rear extension and to construct a single storey pitched roof extension in its place measuring 5m deep and 4.5m high. The garden slopes gently to the rear and the extension will be raised approximately 0.5m above the garden level, with a new 2.8m deep patio and steps leading to the garden. It is also proposed to demolish the existing detached garage and to construct a new flat-roofed detached garage at the end of the garden measuring 2.5m high, with a new access drive to be constructed of grasscrete or similar.

Under the GPDO changes in October 2008, the rear dormer, the hip to gable extension and rear garage are 'permitted development.'

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

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, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

DC Standard No. 32 states that rear extensions on semi-detached dwellings which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential amenity

The rear extension is quite large and projects further to the rear than is stipulated in the Council's DC Standard. However, the attached dwelling to the north has a single storey rear extension 3m in depth. The proposed extension will therefore project beyond the rear wall of this extension by 2m and will not cause any loss of light or outlook to the neighbouring dwelling. To the south east, the adjoining property is separated from the side of the extension by 6m and is angled away from No.7. It will not be adversely affected by the rear extension.

The front dormer will face out to the street and towards 28 Garden Close 20m away. In view of the distance involved and the prevalence of dormers in the area, no loss of amenity will occur.

Visual amenity and character

The front dormer design has been amended since the original submission to remove a pitched roof and to improve the amount of glazing within it. While flat roofed dormers on the front of dwellings are not usually to be encouraged, in this instance the flat roof design reduces the bulk and matches the attached dwelling, thereby providing better symmetry (although the attached dwelling has a part gable rather than the full gable currently proposed). A reasonable amount of roofslope will remain visible and the dormer will not dominate the building.

The rear extension is large, as mentioned previously. However, the dwelling enjoys a long rear garden of some 40m in depth. Consequently, the extended dwelling will not appear cramped or overdeveloped and the proposal is considered to be acceptable.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Location Plan and Site Plan Rev A; Proposed Cross Section 'AA' Rev D; Proposed Cross Section 'BB'; Proposed Ground Floor Plan Rev E all date stamped received 12 April 2010; Proposed Elevations Rev D date stamped received 18 May 2010 and Proposed First Floor Plan Rev A date stamped received 19 May 2010

Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 19 May 2010