Expiry Date - 10/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0443/10 **Recommendation – Permit Application**

Site: **14 Garden Close Shoreham-by-Sea West Sussex BN43 6BR**

Proposal: **Single-storey rear extension and additional rooms in roof (with side gable, extended rear dormer and second front dormer)**

The Application

The application relates to a semi-detached bungalow in the northwest corner of Garden Close. The bungalow has been previously extended in the roofspace with front, side and rear dormers. It is proposed to remove the side dormer and to construct a hip to gable extension in its place. A second pitched roof dormer is proposed for the front roofslope measuring 2.2m wide and the existing flat-roofed dormer at the rear is to be extended from 3.2m to 6.4m wide. A flat-roofed single storey extension is also proposed at the rear. It will measure 3.5m deep across almost the full width of the rear (being set in 0.7m from its attached neighbour) and 2.7m high with a central roof lantern.

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) (saved policies): AG1, AH7 and Appendix II ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings.’
PPS 1 ‘Delivering Sustainable Development’ (ODPM 2005)

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Planning Assessment

Policies

Policy AH7 of the Local Plan, relation 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. Supplementary Planning Guidance in DC Standard No. 3 ‘Extension and Alteration to Dwellings’ states that single-storey extensions on semi-detached or terraced properties that are within 1 metre of a side boundary with an attached dwelling should normally be no deeper than 3.5 metres, to protect outlook. A rear extension should also allow the retention of garden area of at least 11 metres in depth.

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.

Visual amenity

The dwelling sits within a road where there are many roof alterations and extensions, including hip-to-gable extensions. The proposed hip-to-gable extension at No.14 will imbalance the appearance of this pair of semi-detached dwellings. However, No.13 has a side dormer and has already therefore been altered to some extent. On balance, and taking account of the number of such extensions in the street, it is not considered that the proposed side extension will unduly harm the character or appearance of the property or street scene.

The additional dormer at the front will sit comfortably within the roofslope and will retain a reasonable amount of roofslope (as extended). At the rear, the enlarged dormer will be rather box-like and dominant. However, it will be set down from the ridge by 0.6m and set in from the roof edge by 0.5m. As it is at the rear of the building and will not be widely visible from the street it is considered that it is just acceptable.

The rear extension is 3.5m deep and complies with the Council's DC Standard for residential extensions.

Residential amenity

The roof extensions will have a limited impact on residential amenity. A first floor window in the new gable will face the windows in the side of No.15 but it is to serve a stairwell only and can be restricted by condition to be obscure glazed. It should be noted that the existing dormer window in the side roofslope at No.14 is clear-glazed.

The rear ground floor extension will be set in from the boundary by 0.7m and will project 3.5m to the rear. The attached neighbour has a small lean-to conservatory at the rear but the proposal is not considered to result in any serious loss of light or outlook.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Civ
4. This permission relates to the following approved plans date stamped received 15 November 2010:
   Drawing No. AB/01 (Proposed Plans and Elevations); AB/02 (Site Location Plan and Block Plan)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 4 January 2011

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