Development Management– Delegated Officer Report

Application Number: AWDM/1352/16 Recommendation – APPROVE

Site: 11 Feversham Close, Shoreham-By-Sea, West Sussex

Proposal: Rear dormer to north elevation. Single storey rear extension to north elevation and addition of false mono-pitch roof to existing single storey side extension. Demolish existing garage and replace with new double garage.

Date of site visit: 11.10.16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached chalet bungalow with flat roof dormer window to the front and single detached garage to the side. The property is within a cul de sac of similar style bungalows. There is a connecting front wall between the main bungalow and the adjacent garage with an entrance gate. There is also a single storey side extension to the bungalow. A driveway and front garden are to the property frontage.

Consent was originally sought for a pitched roof to the existing front dormer and the existing side extension. Also proposed was a detached double garage to replace the existing garage at the site. The garage is proposed at 6 metres wide, 5.9 metres deep and 3.4 metres high with a half hipped roof. The levels of the site reduce down to the rear of the site. The garage is to be set back further to the rear of the site.

Also proposed is a rear dormer and single storey rear extension. The dormer as originally proposed had a hipped roof with large windows serving bathroom/ensuite. The single storey extension is 3 metres in depth, 3.5 metres high with a half hipped roof and 7.5 metres wide, connecting into the existing side extension.

Following the site visit it was considered that the front dormer should remain as a flat roof to match the original character of the street and other bungalows which are all of a matching design. There was also concern over the rear dormer and how this would tie in with the dormer at the adjacent attached dwelling. The proposed dormer is smaller than the adjacent dormer and is designed as such to allow for the single storey extension below. It was requested that the windows were reduced in size as the windows are to serve bathrooms/ensuite therefore they would be obscurely glazed and top opening only. The windows have therefore been reduced and labelled as obscurely glazed with top openers only. The amended plans also show the half hipped roof removed to match in with the front dormer.

Consultations: None undertaken.

Representations: Owner/occupier of 88 Harbour Way – Objection – My living accommodation is to the rear of the property and any consent would overlook bedrooms and bathroom on upper level. The proposals would invade privacy, block light and restrict sunlight to the rear of my property and to my back garden. The design and appearance of the extension is not in-keeping with the general environment and is over-development.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Policy 15 of the Submission Adur Local Plan 2016.
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The various elements of the proposal do not result in any significant impact upon the street scene. The bungalow is to the corner of the cul de sac with the existing garage to be removed in the corner. The replacement garage, although larger will be set back further into the site. There will be no adverse impact; it will match the materials of the main dwelling. The half hipped roof to the side extension will again not have any significant impact although the roof maybe visible within the street scene it is again set back and of no adverse impact provided that materials match.

The front dormer with hipped roof was of concern here and would have been detrimental to the street scene, being inconsistent with the existing and original character. Yet this has been removed from the proposals on request of officers.

The rear dormer and single storey extension will not be visible within the street scene. The additions are subservient to the main dwelling and not overly dominant. The rear dormer has been amended to be flat roof to match the front, therefore reducing its scale further.

Residential Amenity

The main dwellings to be affected are those either side and to the rear of the site. No. 10 is attached to the site to the east. This has no extension to the rear at ground floor. The proposed single storey extension is limited to 3 metres in depth which is acceptable in a circumstance such as this where the extension is adjacent to the boundary. Development control Standards suggest that an extension up to 3.5 metres would be considered acceptable in this case and not reduce light or have an

overbearing impact to an unacceptable degree. There are no windows proposed on the side elevation and a condition will be attached to ensure that this is the case.

The rear dormer will not impact upon the attached neighbour. The properties to the rear/north in Harbour Way are two storey dwellings at a distance of approximately 20 metres. An objection has been received concerned over a number of issues stated above, to include overlooking to the rear. There will be no overlooking as a result of the proposed dormer as the windows will be obscurely glazed with top opening fan lights only. The developments to the rear would be visible towards the rear of the site to the properties in Harbour Way however due to the distance and the development involved there would be no significant impact that would warrant a refusal in this case.

To the south/west of the site is the neighbour at no. 12 Feversham Close. Due to the position in the cul de sac this boundary line results in the width of the site and the adjacent plot widening to the rear and being narrower to the frontage. The proposed garage will be built adjacent to the boundary with no. 12. It is more set back in the site than the existing garage. Therefore there is a greater distance between the new garage and the main dwelling at no. 12. There is a distance of approximately 8 metres between the garage and the side of no. 12. The side elevation onto no. 12 is blank and abutting the boundary. A condition is attached to ensure that the building is used for the purposes of a domestic garage only and not for any business or habitable purposes to protect the amenities of the occupiers of the adjacent dwellings.

Recommendation

APPROVE

1. Time limit
2. Materials to match existing
3. The windows in the rear dormer hereby permitted shall be fitted with obscure glazing only and windows shall be top opening fanlights only.
4. The garage hereby permitted shall be used for domestic purposes only and no business shall be run or habitable accommodation provided.
5. No windows in east side of rear extension

Informative
1. proactive with amendments
2. southern water maybe sewer on site
3. Southern water sewer connection.
4. Southern water seek exact location of public sewer prior to commencement of works.

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

Case Officer: Hannah Barker Date: 31st October 2016

Authorised by: Jo Morin Date: 01.11.2016