Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0509/12

Site: **8 Howard Road, Sompting BN15 0LW**

Proposal: **Proposed hip to gable roof extension with rear dormer; and rear flat roofed extension (with glazed bi-fold doors in south and west side, and stair access to rear garden) to replace existing conservatory**

Date of site visit: 25.04.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application relates to the western half of a pair of semi-detached bungalows located on the south side of the road. The site slopes from north to south resulting in a rear elevation which steps down into the garden as the ground slopes away to the south.

Permission is sought for the removal of an existing rear conservatory which projects 3.7m into the rear garden, and is sited directly onto the boundary with the attached property, and the erection of a more formal rear extension across the entire rear elevation. The proposed extension would also be 3.7m in depth, but would be 6.5m – 5.3m in width, and 3.7m in height at it's tallest. The extension would be accessed from the rear garden by means of a staircase inset from the boundary by 1m with a 1.8m high privacy screen. The south and west elevations would be entirely glazed with full height glazed doors and a kitchen window.

The proposals also include a full hip to gable roof extension with rear dormer and serving the proposed new bedroom. A Juliet balcony has been designed out of the scheme after concerns were raised regarding the level of overlooking and appearance of loss of privacy that might occur to the surrounding gardens, given the hillside location. The resultant rear dormer would be 3.5m wide, by 1.9m in height, by 3.1m in depth. The dormer is proposed to be inset from the gable by 2.2m.

To the east, the attached bungalow (No. 6) also has been extended with a rear conservatory. The character of the surrounding area, and a large portion of the Hill Barn estate is of small bungalows with many having been extended with large roof extensions a number of which are unsympathetically large. Opposite the site No's 47 and 49, two dwellings separated by a shared drive have both had hip to gable extensions with front and rear dormers. Along Howard Road there are many examples of large roof extensions, which have had permission including large front dormers. Those at No's 21, 46, & 107 all have large rear dormers, and No.24 has been extended with a large dormer with Juliet balcony.

Consultations

Adur District Council: The Contaminated Land Officer has requested that a standard precautionary condition be place on any approval.

Sompting Parish Council: No objection, however a request from the Parish Council has been made that the hall landing window be obscurely glazed.

Representations

Third parties: No objections.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The proposed extension would be located to the rear of the dwelling and would have an angled shaped, which respects the vehicular access to the existing garage. Whilst the extension itself would be wider and may be seen in close by views from the higher ground level in front of the dwelling, it is not considered that the appearance would be so detrimental to the surrounding streetscene that it would warrant refusal.

The hip to gable extension would have an unbalancing effect to the pair of bungalows, however given the overall prevailing character of the area, with multiple large roof extensions, on balance, it is not considered that this would be so detrimental to the visual amenity of the surrounding area that it would warrant refusal in this case.

The roof dormer would be inset from the side gable by 2.2m, and consequently it would have less of an impact on the streetscene than other larger dormers within the vicinity, which extend to the side of the gable or wrap around the original hip of the roof.

Residential amenity

The existing conservatory which is to be removed is the same depth as the proposed extension. The conservatory currently has obscure glazing to the east, and an open access terrace with clear glazing to the west. The introduction of full height glazing to the rear elevation and west elevation would not result in more overlooking than is currently experienced, and the proposed extension would therefore not result in a loss of privacy to either of the adjacent dwellings.

The attached neighbour has been extended with their own rear conservatory, on the eastern side of the bungalow. Between the conservatory and the boundary is a raised deck area, with views towards the south. Whilst the appearance of the side of the extension would be more solid and taller by 0.5 – 0.3m, it is not considered that the outlook from the rear decked area, or rear rooms of No.6 would be adversely affected by the proposed extension, or the inset privacy screen serving the steps.

The proposed dormer would allow for views towards the rear of the neighbours garden (No.50 Mountview Road), which is located at right angles to the site. The dormer window would be sited inset on the roof 19.5m from the rear elevation of the dwelling. The Councils Development Control; Standard No.3 'Extensions and Alterations to Dwellings' states that a separation of 22m should be retained from 'facing' rear principal windows to ensure privacy, however it is a material factor that the rear of this property and part of its garden is already overlooked from the ground floor rooms of the site and its neighbouring properties.

The application has been amended to eliminate the Juliet balcony from the rear dormer and it would now be served by a more traditional window. Whilst this would still allow for views over the rear gardens of the neighbours, views towards the rear facing windows of No.50 would only be oblique, and as such it is considered that the proposed dormer would not alter the level of privacy currently experienced to such a degree that it would warrant refusal.

Contaminated Land
The Council's Environmental Health department have requested a precautionary contaminated land condition be put on any planning permission. The majority of the area of the site to undergo building works has already been developed with the existing raised platform and conservatory structure; however the proposed raised steps would be on garden land, and it is therefore felt that the precautionary condition is required in this case.

Recommendation

APPROVE for the reason:-

The proposed extension would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in east side wall of the extension etc
4. Window in side gable to be obscurely glazed and fixed shut.
5. Permission relates to approved plans:
   Drawing No: C706-1 Rev E Date Received: 01.08.12
   Drawing No: C706-3 Date Received: 14.06.12

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

Case Officer: C. Hone Date: 02.08.12

Authorised by: Peter Barnett Date: 2 August 2012