Development Management - Delegated Officer Report

Application Number: **AWDM/1292/12** **Recommendation –** Approve

Site: 24 The Avenue, Shoreham By Sea

Proposal: Dormer extension to front and first floor extension to rear, new pitched roof to front dormer

Date of site visit: 26 November 2012

Neighbours checked: Y

Additional neighbour notifications: 18.12.12 - 22 The Avenue notified of revised plans to include side window.

Proposal, Site and Surroundings

The site relates to a detached chalet bungalow located on the south side of The Avenue, west of its junction with Downsway. The bungalow has dormer windows to the front and rear roofslopes and has been extended to the rear with a single storey flat roofed extension.

This is a predominantly residential area where neighbouring properties comprise of a mix of chalet bungalows and 2 storey houses.

Permission is sought to construct a new pitched roofed front dormer window to match the width of the existing dormer and to construct a new pitched roof over the existing dormer. At the rear a 3 metre deep first floor extension is proposed to be constructed above the existing flat roofed addition designed with a barn-hip roof and to alter and extend the existing rear dormer with a false pitch roof added. The extension and dormers would be tile hung and with roof tiles to match the existing roof. A revised plan has been submitted showing a new side (west elevation) window at first floor level.

Relevant site history
None relevant

Consultations
None relevant

Representations
None received

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

The determining issues relate to the appearance of the development and its impact on visual amenity and the impact of the development on the amenities of neighbouring occupiers.

Visual amenity
The front dormer window would be evenly spaced on the roof in relation to the existing dormer and of an appropriate scale in relation to the recipient building. The combination of the existing and proposed dormer windows would not be excessive visually and would give a balanced appearance with the addition of a matching hipped roof to the existing dormer.

At the rear, although part of the proposed rear extension would be visible in the streetscene from between the houses at an oblique angle, it would not be unduly dominant and would not have any significant impact on the visual amenities of the streetscene. The scale of the extension would be in keeping and although a barn-hip roof isn't characteristic, it would not be harmful visually and would help to reduce the perception of bulk. The relationship between the extended dormer and the proposed extension is not ideal with the dormer window connecting to the side wall and roof of the extension. This issue was discussed with the applicant but due to the internal layout the separation of the dormer from the extension is not possible without compromising the internal space. As this is located at the rear of the house and would not be readily visible, a refusal on design grounds is not justified in these circumstances.

A condition to secure matching materials is recommended.

Residential amenity
The dwelling is well separated from neighbouring houses to the east and south to avoid any significant impact and the relationship with houses to the north would not be significantly altered and so the main impact would be to the occupiers of No. 22 to the west.

No. 22 is set back from No.24 with its rear wall approximately 1 metre beyond the extended rear wall of No.24. No.22 has a side driveway and garage with a carport structure immediately next to the boundary with No.24 and there are no windows to habitable rooms in the east side wall of No.22. The proposed extension would not extend beyond the existing single storey structure and the relationship with No. 22 as described above is such that it would ensure that the additional bulk of the extension at first floor level would not pose any significant threat to residential amenity in terms of loss of light or outlook. A side window is proposed to the first floor wc but a condition for obscure glazing would ensure no significant loss of privacy would be caused.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of

neighbouring properties. It consequently would 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 time limit 3 years
2. Matching materials
3. Obscure glazing to side window
4. No further side windows without approval
5. Permission relates to approved plans:
   Drawing Number JW/12/069 entitled 'First Floor Extensions' deposited 6 December 2012
   Unnumbered Drawing entitled 'Side Elevation' and 'Rear Elevation' deposited 11 December 2012.

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 22 January 2013

Authorised by: Peter Barnett Date: 23 January 2013