Expires 13/3/07.

Development Control – Delegated Officer Report

Application Number: ADC/0034/07 **Recommendation - Permit Application**

Site: **71 The Meadway Shoreham-by-Sea West Sussex BN43 5RN**

Proposal: **Rooms in roof (including raising of ridge of roof with part-hipped front and rear gables and west side dormer) and ground floor addition to SE rear corner.**

The Application

The application property is a detached bungalow situated on the south side of The Meadway. It is the end plot bounded to the west by another similar sized bungalow and to the east by a small corner garden plot belonging to 1 Shingle Road. There is an access path to the front door on the east side and a shared driveway with the adjacent bungalow to the west (No.69) providing parking for one vehicle per property.
The proposal is for a small rear kitchen extension to infill a gap remaining from a previous addition and for a new roof to be constructed to accommodate two bedrooms and a bathroom. The ridge height of the roof will be raised 1.5 metres with front and rear part-hipped gables and west side dormer incorporating the proposed bathroom. Glazed doors and a 'Juliet' style balcony will sit under the rear hip with a window beneath the front hip.

Consultations and Representations

Third Parties

No comments have been received.

Contributors

No comments have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The principle concerns surrounding this application relate to the impacts of the new roof upon the visual amenity of the neighbourhood.

The properties along The Meadway were originally constructed as bungalows in the 1940's and 1950's. Many of these original bungalows have been significantly altered or recently demolished to make way for new houses and flats. Consequently within The Meadway there is a lack of uniformity and a multitude of differing styles of property. The proposal to raise the ridge height and construct front and rear part-hipped gables, although undoubtedly changing the character of the property, would thus not be out of keeping within this locality.

Whilst the increase in expanse of the roof would appear to be vast from the east and potentially overdominating for the residents of No.69, it must be noted that the rear building line of the property will not extend further south than its current position. Therefore any potential loss of light or outlook to the windows on the rear side of No.69 is deemed to be negligible. The proposed bathroom dormer window overlooks the neighbouring roof only and, although not annotated as obscured on the plans, should be so to ensure privacy for the applicant.

To the rear of the property is a 17 metre garden flanked to the east by a 1.5 metre wall and to the south by a 2 metre wall. The property to the south has dormer windows but is set back 29 metres from the applicant property (well beyond the Council's 22 metre minimum standard for distance between rear windows) and is obscured by several 5 metre high trees. A degree of overlooking from the 'Juliet' balcony to the side conservatory at 1 Shingle Road and the rear garden of neighbouring No.69 will exist but is not considered excessive.

The Council's Development Control Standard No.2 states that parking provision for a minimum two vehicles should be provided for properties with up to three bedrooms. Whilst the provision for parking will continue to be one space at the rear of the shared driveway it is felt that there is adequate room for a hardstanding within the front garden (similar to many dwellings on the same road) should the need arise for added space.

As the property is located on a highly visible corner plot, a discussion was had with the architect concerning the possibility of making alterations to the plain tiling on the east facing roof plane in order to provide a more interesting and varied surface. Amended plans were received showing three roof lights in the east facing roof which area deemed to be sufficient to enhance the visual impact of this feature.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci (standard time limit)
2. C12Eii (materials to match existing)
3. C14Ai '...received on 9 February...' (permission relates to amended plan) R... AH7 & ADL... DEV1 & WSSP
4. C18Ci '....in the west side dormer of the extension....' (glazing in side dormer to be of obscured glass)

Case Officer.....

Date..9/2/07.....

13/2