Development Control – Delegated Officer Report

Application Number: ADC/0303/09 **Recommendation – Permit Application**

Site: **85 Buckingham Road Shoreham-by-Sea West Sussex BN43 5UD**

Proposal: **Conversion of chalet bungalow into a four-bedroom house plus single-storey rear extension to replace conservatory**

The Application

The application property is a detached bungalow within a street of mainly detached, substantial properties on relatively large plots within the built up area of Shoreham. The bungalow is on the western side of Buckingham Road set back from the street in line with properties either side. The properties on the opposite side of the road also follow a consistent building line.

The bungalow was built in 1983 on land which originally was part of the curtilage of no. 85a (The White House) to the north of the site. The area comprises mainly of two storey dwellings of varying design and appearance. The ground level of the site increases from the road, there is vehicular access to a front driveway and an integral double garage. The bungalow as existing has rooms in the roof, with a front and rear dormer providing two bedrooms and a bathroom with the master bedroom at ground floor level. There is an existing flat roof conservatory to the rear.

Permission is sought to convert the existing bungalow to a two storey dwelling house. The plans as originally submitted showed the overall ridge height of the building being increased from 6.4 metres to 8.6 metres with a barn hipped roof. Also proposed was an increase in height of the existing front gable and a front dormer. A rear hipped roof single storey extension is also proposed with a maximum depth of 4.65 metres, 12.4 metres wide and 3.4 metres in height. The existing conservatory extension is to be demolished.

The proposed extensions are to provide 4 bedrooms at first floor level with an enlarged kitchen/breakfast and living room at ground floor.

Consultations and Representations

Third Parties: - Original Plans - 1 letter of objection has been received from the owner/occupiers of 83 Buckingham Road objecting on the grounds of loss of light to their north facing kitchen and utility windows.

Amended Plans – Letter has been received from the owner/occupiers of 83 Buckingham Road stating that they accept the amendments provided that the tiled roof of the rear extension will be 0.5 m lower than shown on the original plans.

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.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area.

Residential Amenity

The main properties to be affected are those either side of the site, no. 85a, the White House to the north and 83 Buckingham Road to the south. The proposed extensions and alterations will have no adverse impact on the residential amenities of the occupiers of no.85a to the north of the site. This property is on higher ground level and there is a single storey garage to the side which allows for some spacing between the properties. There are some first floor windows facing south towards the site however these are either secondary windows or serve non habitable rooms and therefore there will be no significant loss of light or overbearing impact as a result of the proposed development.

No. 83 to the south of the site is at a slightly lower ground level than the site and there are ground floor windows facing north towards the site which will be affected by the proposal. The main window to be affected serves a kitchen/diner. There is currently restricted light to this window as a result of the proximity of the existing bungalow and it is considered that the proposed increase in height of the building adjacent to this window will further reduce the light and outlook to this main living space to an unacceptable degree.

Amended plans have been received which seek to address this issue. The plans show a redesign of the roof which reduces the over all bulk and scale of the building. The ridge height has been reduced to 7 metres adjacent to the boundary with no. 83 to the south. The eaves level nearest to the boundary remain at the same height with the existing west facing roof slope retained. The main bulk of the first floor addition is set in by 3 metres from the southern side. The single storey rear extension is the same depth and width as originally submitted however the roof height has been reduced from 3.4 metres to 2.9 metres, with a half hipped roof. It is considered that the

amendments proposed will reduce the loss of light and over bearing impact on the occupiers of no. 83 to an acceptable degree. It is acknowledged that the development will result in a reduction of light and outlook however in the light of the amended scheme this is not considered to be such to warrant a refusal in this case.

Visual Amenity

The amended plans also result in an improvement to the design of the building when viewed within the street scene. As stated above the scale and bulk of the roof is reduced by dropping the ridge height at the southern side and hipping the roof on either side in line with the gradient of the proposed front gable. The front dormer has also been reduced in size and a flat roof replaces the pitched roof which is more subservient and in keeping with the reduced ridge height and hipped roof design.

As stated above the street scene is oharacterised by large detached dwellings of varying styles, building heights and designs. It is considered that the conversion of this chalet bungalow to a two storey dwelling, as amended, is acceptable in this case. The building will not be overly dominant in the street scene and will retain its individual character, its scale is appropriate when viewed in the context of the adjacent dwellings.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18B – AH7
4. C14Aii - amended plans received 24 September 2009
5. C18E3 – southern - AH7

Case Officer.. [redacted] .....Date.....25/9/09

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