expires 30/9

Development Control – Delegated Officer Report

Application Number: ADC/0304/09 **Recommendation – Permit Application**

Site: **5 Winterton Way Shoreham-by-Sea West Sussex BN43 5RE**

Proposal: **Single-storey rear extension and raising of roof of bungalow to form rooms in roof with rear dormer and addition of pitched roof to existing garage (amended scheme)**

The Application

The application property is a detached bungalow on the west side of Winterton Way with a shallow pitched roof rising to a ridge height of 4.9m. It has a large rear garden containing a detached flat roofed garage served by a driveway running down the northern boundary with no.7. Planning permission was granted in March 2008 for the raising of the height of the roof by 2m at its highest point to enable additional living accommodation to be formed within the roof void served by a pitched roof rear dormer (ADC/0072/08).

A single storey pitched roof extension was also approved at the rear adjacent to the driveway, together with a smaller extension which would partially infill a recess at the rear of the existing building.

This application seeks to amend the approved scheme by widening the dormer by 1m, bringing it to within 1.2m of the edge of the roofslope, and revising its roof design so that it slopes down from the ridge. Its depth has also been increased slightly. A new high level window is proposed on the south side of the extended dwelling to serve a bathroom.

The application also proposes to construct a hipped roof on the flat-roofed garage, raising its height from 2.6m to 4m. Permission is required as it is higher than 2.5m and within 2m of the boundary with 3 The Marlinespike.

Consultations and Representations

Consultations/Comments

None

Third Parties

4 letters of objection received from the occupiers of 7, 9 Winterton Way, 3 The Marlinespike and 33 The Meadway on the following grounds:

- Addition of a pitched roof to the garage will reduce light and cast a shadow over neighbouring gardens
- Loss of privacy from future windows in roof
- Loss of sea views
- Overdevelopment

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 '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. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The existing bungalow has a distinctive appearance and it was previously considered that the raising of the ridge and the single storey extensions would not unduly harm its character. The revision to the rear dormer is considered to be acceptable and will be in keeping with the character of the property as proposed to be extended.

The addition of a pitched roof to the garage is not considered to be detrimental as that building is some 40m from the road and it would not have a significant impact in the street scene.

Residential amenity

The proposed dormer will not cause any loss of residential amenity to its neighbours. It was originally proposed to be obscure glazed but the current application shows it serving a bedroom and it will therefore be clear glazed. The application site has a large rear garden some 35m in depth and no serious loss of privacy will arise to the properties directly behind the site. The adjoining dwellings in Winterton Way will experience some overlooking but both of these properties already have dormer windows and a dormer could be installed in the existing roof of No.5 without the need for planning permission. There is no objection to the revision therefore. The proposed side window is high level and will not result in a loss of privacy for the occupiers of No.3.

The proposed roof addition to the garage has raised a number of objections. However, it is not considered that the pitched, fully hipped roof will cause the building to be substantially bulkier to an extent that is likely to cause a loss of amenity. The garage is immediately on the boundary with 3 The Marlinspike which is some 29m further north. To the north east, Nos. 7, 9 and 11 Winterton Way are 15-29m away. It is not considered that there would be any significant loss of light or outlook to those properties arising from this proposal. Loss of view is not a valid planning consideration.

Recommendation

APPROVE for reason that:-

1PPi

Subject to the following conditions:

1. C1Ci
2. C18E3 (amended) northern roofslope of the garage. AH7

Case Officer [redacted] Date 3/9/09

Planning Services Manager.... [redacted] Date..14/9/09....

Chair of DC Comm [redacted] Date..14/09/09