Development Control – Delegated Officer Report

Application Number: AWDM/1201/18 Recommendation – APPROVE

Site: 17 Downside, Shoreham-by-Sea, BN43 6HF

Proposal: Remodelling of existing dwelling to include raising ridge height. Proposed infill front extension with hip to barn end to front elevation. Infill rear extension. Hip to barn end to south (rear) elevation with Juliet balcony. Removal of existing side dormer to east elevation and installation of two roof lights. Proposed dormer and four roof lights to west elevation.

Date of site visit: 18.09.18

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow located on the south side of Downside. It has been extended with flat roof box dormers to the side and rear and a flat roof single storey rear extension. Many bungalows within the street have been extended with rear extension and/or roof extensions. Those directly either side have similar, large scale flat roof box dormers. These dominate the street scene.

Ground levels vary considerably from north to south of the site. There is a long rear garden with properties in Greenways Crescent to the rear of the site. There are extensive views to the south due to the elevated position of the properties on the south side of Downside. The bungalows either side of the site where originally matching with hipped roofs and modest proportions, those directly adjacent have large box like flat roof dormers as with the application site.

Proposal

The application seeks permission to remodel the roof of the bungalow by increasing the ridge height, adding hip to barn end to the front and rear and infilling the ground floor section to the front and increasing the width of the single storey flat roof extension to the rear. A Juliet balcony is proposed to the rear with bi fold doors added to the ground floor extension as altered. A flat roof dormer is proposed on the west elevation with velux windows proposed in the roofslope on both sides.

Consultations: None undertaken.

Representations: None received

Relevant Planning Policies

Adur Local Plan (2017) Policy 15
Development Management Standard No. 3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the neighbouring properties.

Residential Amenity

The main properties to be affected by the development are those directly either side and to the rear. The Juliet balcony will not give rise to any loss of privacy to the property to the rear due to the distance being in excess of 30 metres. There would be no justification to request that the Juliet balcony be removed from the proposals.

To the east is no. 15 Downside. This has a box dormer facing onto the site which is has no side windows. The increased bulk and infill to the front although they are adjacent to this building there will be no loss of light, privacy or overbearing impact as a result. The proposed east elevation of the proposals show velux windows serving a landing/staircase. These face onto a blank side elevation of no. 15, also there is limited overlooking here anyway due to the windows serving such a non habitable space. At ground floor two additional windows are proposed which are shown as being obscurely glazed and conditioned as such to also be only top opening fanlights. This is to avoid any overlooking to a ground floor side window at no. 15. The rear barn hip, although higher than the existing dormer at no. 17 it only extends to the rear slightly further than existing, the rear extension adjacent to this side remains as existing.

To the west is no. 19 Downside, this bungalow has a side dormer facing the application site with an obscurely glazed window. The proposed side dormer will face toward this elevation. There will also be an obscurely glazed window in the proposed dormer at no. 17. This will avoid any overlooking here, a condition is attached to ensure that this is the case and also relating to a top opening fan light only. The velux roof lights proposed are not considered to cause any overlooking here. At ground floor two ground floor windows are shown serving a bathroom and a kitchen these remain unchanged therefore will have no greater impact than existing. A condition is attached to ensure no additional openings are inserted on either side of the building. The increased width of the single storey extension toward the boundary with no. 19 will also not be to the detriment of the occupiers of this property here as there is an existing rear extension at no. 19 with a blank side elevation.

It is not considered that the proposal as shown on the submitted plans and subject to the conditions attached will result in any loss of privacy, light, or have any overbearing impact.

Visual Amenity

The changes to roof of the bungalow will be clearly visible within the street scene and from surrounding properties. Although the height of the ridge will be increasing by just over 1m, and the overall bulk of the roof increased, it is considered acceptable here on balance. The direct street scene on this side of the road has much variation; some bungalows are as originally built with hipped roofs and modest scale, for example the bungalows to the east and north of the site. However many have been altered and extended. For example the application site has as existing large dormers, as do the bungalows directly either side. The applicant's agent has argued that by altering the roof in the way proposed, this allows increased use of the roof space of the bungalow while removing the unsightly dormers and, although more bulk is created, this is more sympathetic in appearance.

When viewed from the front a small side dormer is visible which will be set back from the front of the property and also low down from the ridge. The variation within the street scene justifies such alterations in this case. The existing row of properties here are not uniform in appearance. Although they do have existing front hipped roofs the dwellings are dominated by the large dormers which are their main feature and form the existing character here. Although representing a difference in form from the properties directly adjacent this will not be development which in this particular case is detrimental to the street scene or character of the area. The run of bungalows in which this property sits is not identical due to the existing unsightly roof extensions. Materials used will match existing in this case.

It is of note here that a development at no. 69 Downside was granted in 2016, AWDM/0684/16 which is similar to that proposed here, although the existing bungalow differed as it had originally a gabled roof design. However it represented the same amount of scale and bulk with a similar design proposed here.

Reference should also be made here to an application at no. 32 Downside on the north side of the street. This was recently given consent under AWDM/1195/18 for roof extensions to the side and rear including a rear gable and side dormers. Prior to this consent AWDM/0409/18 was withdrawn as officers could not support the works to the front which removed the hipped design to the front of the bungalow and added increased bulk. Although the application site in this case is relatively close to no. 32, albeit on the southern side of the street, there are significant differences here. No. 32 is in a row of modest bungalows with matching front hipped roofs, they represent a row of uniform properties where the front hipped roofs are the clear dominant features. In this case although the properties do have hipped roofs to the front the prevailing character has been changed with the large scale dormers here which are prominent from views along the street. It is considered that this case is justifiably different from no. 32 and the front extension can be permitted here within this different context. The proposed development here will also give rise to the removal of the unsightly dormers in this case which is further justification here.

Recommendation

APPROVE Subject to conditions

1. Standard time limit
2. Materials to match
3. The dormer window in the west side elevation of the development hereby permitted shall at all times be glazed with obscured glass with a top opening fanlight only.
4. The ground floor windows in the east side elevation of the building shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.
5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the east or west
6. Approved plans

Informative

1. Approved no amendments

Case Officer: Hannah Barker Date: 15th October 2018

Authorised by: Peter Barnett Date: 15 October 2018