expiry 17.10

Development Control – Delegated Officer Report

Application Number: ADC/0522/07 **Recommendation - Permit**

Site: **17 New Barn Road Shoreham-by-Sea West Sussex BN43 6HN**

Proposal: **Rooms in roof with front and rear dormers and gable end**

The Application

The application is a resubmission of a previously refused application for similar extensions. The application property is the southern half of a pair of semi-detached bungalows located on the west side of New Barn Road. The bungalow has a plain tiled hipped roof with rendered walls built on a 0.6m high brick plinth. It has previously been extended with a rear single storey extension and has a detached garage to the rear.

The attached bungalow to the north (No.19) has been extended with a full side gable roof extension and front and rear dormers. The property to the south (No.15) is located across a shared drive and has been extended with a small rear lean-to extension.

The proposals would include a front dormer 3.0m in width by 1.7m in height, and a rear dormer 3.0m in width by 1.9m in height.

The application property has had an application (ADC/342/0 ') for front and rear dormers and side gable refused on the grounds that:

The proposed rear dormer, by reason of its large and unsympathetic design, would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality.

This was subsequently dismissed at appeal for similar reasons.

Consultations and Representations

Third Parties: There has been one letter of objection to the proposals from the owner of the adjacent property to the south (No.15). They feel that the proposals are out of proportion to the size of the bungalow. They also raise concerns that the shared drive offers limited parking for cars, and that on-street parking is at a premium, and space must be retained for regular visits from carers. They feel that the proposed work will take a prolonged time causing dust and noise.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005):DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): 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
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Visual amenity
The proposed full side gable and front dormer are consistent in size with those of the original application which were deemed to be acceptable in terms of their size and the effect on the visual and residential amenity of the locality.

The rear dormer has been reduced in size from that of the refused application and now is proposed to be 3.0m in width, by 1.9m in height. It is aligned so it would not be built off of the rear wall of the property and would be set in by 1.0m. The reduction in size of the proposed rear dormer from that of the refused application is sufficient to prevent it from having a boxy and over dominant appearance for the property. It would be consistent in size with that of the attached property and having regard to the context of other roof extensions in the area would not be out of keeping and would not be detrimental to the visual and residential amenity of the locality.

As mentioned in the previous report, the neighbours concerns about the retention of the shared drive during construction would be a civil matter to be discussed between the relevant parties. The noise and disturbance that may be felt due to the construction process, if it were to become unacceptable, would be dealt with under Environmental Health legislation.

Recommendation

APPROVE for reason that :-

1PPii – remove reference to AT12

1. C1Ci

2. C12Ei
3. C18E3 – amended
...south side gable...

Case Officer: [signature] KB
Date: 28.09.07

Planning Services Manager: [signature]
Date: 1/10/07

Planning and Regulatory Committee Chairman: [signature]
Date: 1/10/07