Development Control – Delegated Officer Report

Application Number: AWDM/1084/17 Recommendation – APPROVE

Site: 6 Fowey Close, Shoreham, BN43 5HE

Proposal: Conversion of roof including hip to gable extension, front and rear dormers. Single storey rear extension.

Date of site visit: 04.09.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow in a cul-de-sac. There is a flat roof garage set close to the boundary with no. 7. The property has been extended to the rear by way of 2no. flat roof dormers.

Neighbouring property no. 7 has undertaken a hip to gable extension and rear dormers and a single storey rear extension, and no. 8 has rear dormers and no. 5 has dormers and a rear conservatory plus a front dormer and rooflights together with solar panels.

Both the application site and its neighbour have side by side long driveways to the side of their properties leading to flat roof garages although no. 7 could not be using their garage as a garage as it has a shed on the drive.

Proposal

The application seeks permission for:-

1. Hip to gable roof extension (with no increase to the ridge of the roof);
2. 2no. flat roof front dormers;
3. 1no. long rear flat roof dormer;
4. Single storey flat roof rear extension with a false pitch hipped roof across the full width of the bungalow; and
5. Alterations to the fenestration i.e. replace front window with 4no. full height glazed bifold doors and move the entrance door slightly; 1no. larger window on side elevation to replace the wc small window; provide 2no. sets of bifold glazed doors on the rear elevation.

Consultations:

Environmental Health: Potentially contaminated land comments – *"Precautionary condition and PFA informative."*

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan as modified in accordance with the Inspectors recommendations: Policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
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 locality.

Visual Amenity

The proposed extensions will largely be reflecting those of the neighbouring properties with a hip to gable front and rear dormers and a single storey rear extension.

The front glazed bifold doors although a little unusual, will nevertheless be acceptable in this position. The hip section will face onto the hip to gable of the neighbouring property no. 7.

The rear constructions will include a wide dormer some 9.4m wide. It will still leave some of the roof to the sides, and the rear extension at a depth of 3.4m will be in accordance with Adur Supplementary Planning Guidance. By having a false hipped roof over it will reduce its height impact on the neighbouring property no. 5. Further, the bungalow lies to the north of the contiguous property which will also help to minimize possible overshadowing onto that property.

Residential Amenity

The main properties that could be affected by the proposal are the neighbouring properties no. 5 and 7. The distances between the proposal and its neighbours will not result in unacceptable overshadowing or overbearing onto the neighbours, and a condition limiting windows in the side elevations will prevent unacceptable overlooking occurring.

The properties to the rear of the site, no.'s 9 & 11 The Burrells, are 20m and more distant, their existing residential amenities will not be unacceptably compromised.

The properties opposite the application site to the front in Fowey Close, are some 50 plus metres away, and thereby there will be no loss of residential amenities to those properties.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit

3. Materials to match existing
4. No windows in side of the hip; dormers; and extension

Informative 1. Approved without amendments.
2. Precautionary
3. PFA

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 25.10.2017

Authorised by: Peter Barnett Date: 25 October 2017