Development Management – Delegated Officer Report

Application Number: AWDM/1724/16 Recommendation – REFUSE

Site: 1 Norman Crescent, Shoreham-By-Sea, West Sussex

Proposal: Rooms in roof with gable to each side, rear dormer to north elevation and front dormer to south elevation.

Date of site visit: 13.12.16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a well-proportioned, detached hipped roof bungalow with front gable projections and matching bay windows. The site is holds a prominent position being on the corner of Norman Crescent and The Drive, situated on elevated ground. The dwelling is sited at an angle to its immediate neighbours and forward of their front elevations. The projecting front gable features reinforce its visual prominence within the street scene. The surrounding context is characterised by both two storey dwellings and bungalows but hipped roofs are a unifying feature of this character.

Consent was originally sought for full hip-to-gable extensions to the roof of the bungalow. A rear, flat roof dormer and front triangular-shaped dormer are also proposed with front roof lights. The rear dormer was shown as being 9.7 metres wide, 2.2 metres high with a maximum depth of 2.9 metres. The front dormer has a maximum width of 3 metres, maximum depth of 2.1 metres. Two roof-light windows are shown in the front roof slope on the proposed gable extensions. The proposed plans show the development to provide two bedrooms in the roof space with an en-suite shower-room, plus a bathroom.

After making a site visit officers advised that the proposals could not be supported. The hip-to-gable additions were considered overly ‘bulky’ and would be detrimental to the character and appearance of this bungalow in such a prominent location. The form, design and scale of such development would not relate sympathetically to the original building and would be detrimental to the visual amenities of the locality.

Amended plans were subsequently received to show the hip-to-gable extensions reduced to ‘barn end’ gables. The front and rear dormers remain unchanged. These amended plans form the basis for this decision.

The proposed side gables are shown to be rendered to match the existing dwelling, with the dormer and roof-slopes completed with tiles to match existing.

Consultations: None

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15
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

It is stated above that within close proximity to the site there comprises a mixture of property types including both detached houses and bungalows. Those adjoining in Norman Crescent are similar in style but smaller in scale than the application property, which occupies a more prominent position at the junction with The Drive. Some properties, including the detached house immediately adjoining to the north, have had roof extensions and alterations, but that is not the prevailing character. [Interestingly there are no planning records relating to roof extensions at 8 The Drive.] Whilst it is noted that there is not uniformity amongst the residential properties within the road, the predominantly hipped roof forms create a strong sense of visual cohesion and harmony. It is important that any extension is designed to be sympathetic in terms of its scale, massing, proportions and materials to both the original dwelling house and the area in general in accordance with saved policy AH7 of the Adur District Local Plan.

In this specific case attention must be drawn to the unique siting and location of the bungalow. This corner site is so prominent and any alterations and additions to the bulk of the roof would be conspicuously noticeable here, more so than those dwellings further up the street within The Drive positioned within the context of a row of dwellings. The added bulk of the roof gables would not only detract from the pleasing proportions of the existing bungalow but would appear visually dominant on this corner and harmful to the distinctive character of surrounding development.

The existence of large and unsympathetically proportioned roof extensions at No.8 The Drive should not establish a precedent for further development that would be harmful to established character.

Officers have discussed their concerns here with the applicant's agent and hence the hip to part hipped gable amendments were received. Whilst an improvement, these amendments have not overcome the initial concern. The considerable enlarged 'bulk' of roof would constitute an intrusive addition within the street scene that would be out of keeping with the character of surrounding development.

Whilst the main concern relates to the proposed hip to gable extensions, the large rear dormer although not clearly visible within the street scene would nevertheless contribute to the increased scale and bulk of the enlarged roof. It is also worth pointing out that the dormer could not be constructed without the gable extensions.

There are no particular concerns relating to the front dormer which is modest in scale and would be in-keeping with the proportions of the existing bungalow.

Residential Amenity

Due to the dwelling being positioned on the corner the impact of the proposed development on adjacent dwellings is limited. No additional windows are proposed on either side of the bungalow. The dormer window to the rear is at a distance of in excess of 30 metres from dwellings to the rear due to the long plot. There will be no loss of privacy or overlooking in this case.

The increased bulk and scale of the bungalow created by the dormer and hip to half gable extension will not significantly impact upon the adjacent bungalow in Norman Crescent or dwelling house to the north in The Drive. This is due to the bungalow being set forward and the absence of any main windows on the side elevations of the adjacent dwellings. These appear to be secondary windows only, which are impacted by the close proximity of the bungalow as existing. Any loss of light or overbearing impact would not be of any greater significant here to warrant refusal on residential amenity grounds.

Other Matters

The applicant's agent has investigated options which would allow the hip-to-side gables to be extended under the provisions of the GDPO as 'Permitted Development'. However, the current proposals require planning permission and have been considered as whole on that basis.

Of note here is Appeal Decision APP/Y3805/C/15/3028189 relating to 10 The Drive Shoreham-By-Sea nearby, where a refusal of planning permission was upheld notwithstanding considerations of 'fall back.'

Recommendation

REFUSE

The proposed roof extensions by reason of their size, 'bulk', massing and design would be poorly related in visual terms to the scale and proportions of the existing bungalow and owing to the prominent forward siting of this dwelling on an elevated corner would constitute an intrusive addition to street scene, out of keeping with and harmful to the established character of surrounding development. It would therefore conflict with saved policies AG1 and AH7 of the Adur District Local Plan, Policy 15 of the Adur Submission Local Plan, the Council's adopted SPG 'Extensions and Alterations to Dwellings' and the NPPF.

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

Case Officer: Hannah Barker Date: 31st January 2017

Authorised by: Jo Morin Date: 31.01.2017