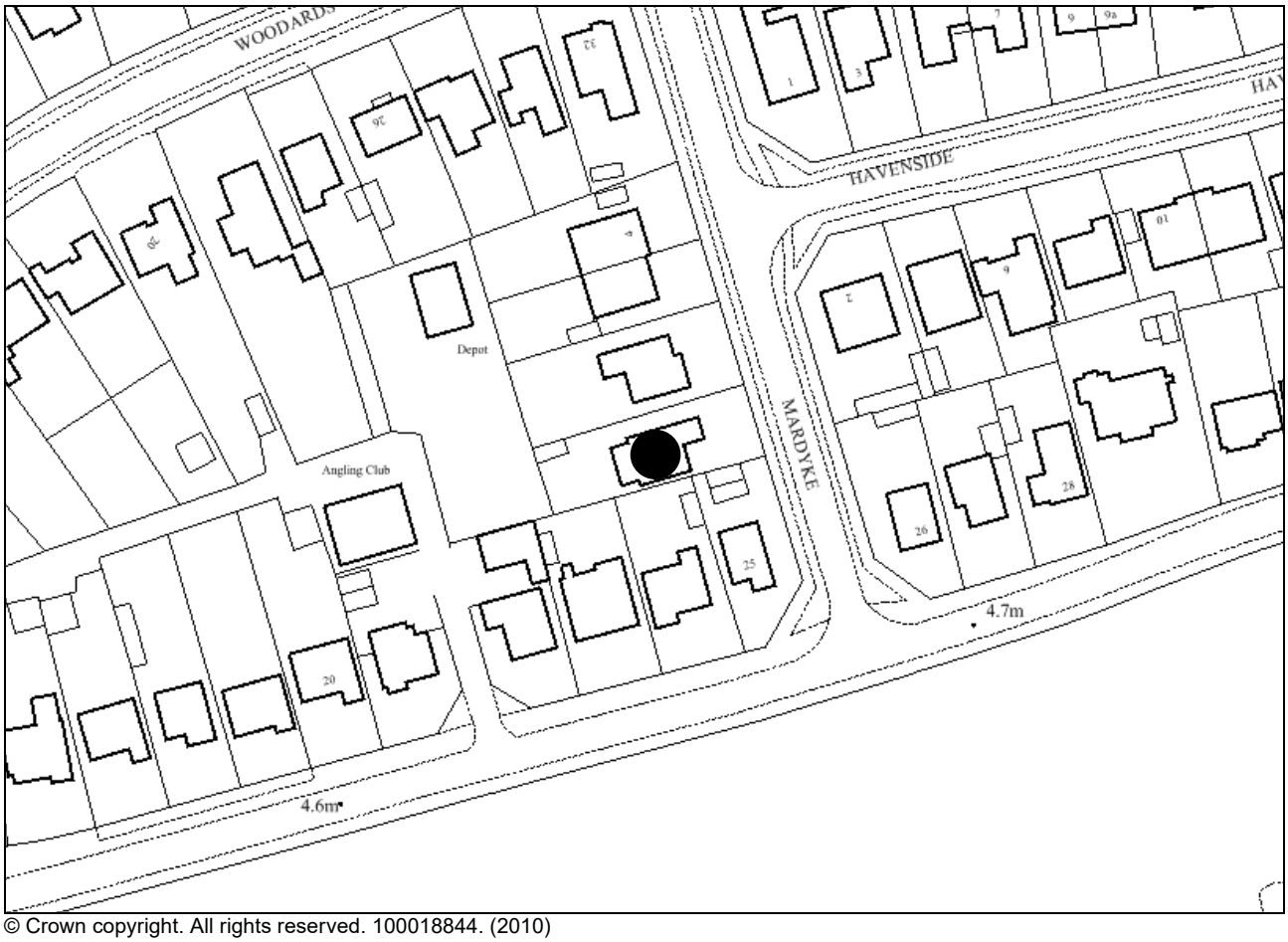
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Application Number: ADC/0485/10 Recommendation – APPROVE

Site: 1 Mardyke, Shoreham-by-Sea BN43 5LL

Proposal: Rear extension and rooms in roofspace (including roof extensions with front and rear gables)



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The Application

The application property is a detached hip-roofed bungalow on the west side of the road, adjacent (and at a right angle) to the rear of the houses on slightly higher ground fronting Kings Walk to the south. There is a line of conifers (about 3m tall) adjacent to the part of the south boundary next to the bungalow (within the garden of the adjacent house No.24). A flat-roofed double garage occupies the Mardyke frontage to the south. To the north side is a similar but extended detached bungalow. To the rear (west) is an Environment Agency depot.

The proposal is to remove the existing rear sunlounge and add a brick-built extension of the same depth (4m) and the full width of the bungalow (8.5m). It would have a tiled roof to the same ridge height (6.1m) as the existing bungalow and this roof

would be extended to both front and rear, to create front and rear gables. The ridge length would be greatly increased from about 1m to 14m. Rooflights are proposed; 5 in the north slope and 6 in the south roof slope but these have since been amended to 4 in the south slope. A small balcony was originally proposed over the front porch (now deleted) and a Juliet balcony at the rear.

Consultations and Representations

Third Parties: 6 letters have been received from No's 22, 23, 24 & 25 Kings Walk and No's 2 & 4 Havenside. They object on grounds that:-

- the privacy of the 3 houses to the south (No's 23-25) would be seriously affected by the proposed south side rooflights; all rear rooms currently have complete privacy but the proposals would mean that there would be no rooms at the rear or front (which is now overlooked because of the raising of the beach) with privacy;
- the proposed first-floor glazed doors and Juliet balcony in the proposed rear gable would overlook the rear gardens and windows of the houses at No's 22 and 23;
- the proposed front balcony would allow views into the first-floor rear bedrooms and bathroom of No.25, plus their small rear gardens and the conservatory at No.24, and result in noise in rear bedrooms from persons using it.
- the proposed front glazed doors and Juliet balcony would overlook the rear garden and sunlounge of No.2 Havenside on the opposite side of the road and also the sittingroom and bedroom windows of No.4 beyond to the east;
- the applicant's dwelling is so close that the roof enlargement would affect light to the houses at No's 23-25 and their short rear gardens, causing immense overshadowing;
- the proposed first-floor accommodation, turning a small bungalow into what in effect would be a large two-storey house, involves an enormous extension and is overdevelopment, changing the character of the area; the Mardyke properties are understood to have been deliberately built as bungalows to avoid adversely affecting light and privacy for the houses.

Local residents have been re-notified of the submission of the amended plans and given until 25 February to submit their comments. No's 23 & 25 Kings Walk and No.2 Havenside have replied stating that their objections still apply, although No.25 states she is pleased to see the deletion of the front balcony.

[NB. the Ward Councillors asked for this application to be determined by the Committee]

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): 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, 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 and should comply with the Council's DC standards.
The Council's DC Standard No.3 states that a distance of 22m is normally required between facing principal windows, to retain privacy, and that side elevations should be set back 1m from side boundaries to avoid a cramped appearance and allow access for maintenance. On corner plots, where there are facing principal windows, 14m is required between the rear of one dwelling and the side of another (NB. for new dwellings in DC Standard No.2, to avoid an overbearing effect, an 11m distance is normally required on corner plots between the principal rear windows of one dwelling and, if it has no facing windows, the side of a single-storey dwelling to the rear or 14m if it is a two-storey dwelling).

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 proposed enlargement from a hipped to a gabled roof, with a long front to rear ridge line, would significantly change the appearance of this bungalow. However, the resulting appearance would not be unsightly or ill-proportioned. Rooflights are preferable to dormers. There is a mixture of dwelling designs in the locality and the design of the present proposals is satisfactory. As there is no increase in the height of the walls, it would not change a small bungalow into "a large two-storey house" as contended by some of the objectors or change the character of the area. It is not considered that there is any visual objection capable of justifying refusal.

Residential amenity

The 3 houses to the south, No's 23, 24 & 25, back onto the side of the application site, with the house at No.24 being directly to the south of the bungalow. The side of the bungalow is 1.1m from the south side boundary with the rear gardens of the houses.

The residents of all 3 houses have objected on grounds of loss of light and privacy. However, it is not considered that the mass of the overall roof enlargement (including the rear extension) would be overbearing on these houses. It is not proposed to raise the side wall, only to increase the length of the existing roof, maintaining the same angle of roof slope at the sides and the same ridge height as already exists. The bungalow is on slightly lower ground than the houses and, although the proposal greatly increases the length of the roof, the intervening distance between the bungalow and the houses is considered sufficient to avoid an unacceptable impact. The house directly to the south (No.24) has its main rear wall approximately 12m from the side of the bungalow, and its rear conservatory about 9m from the side of the bungalow. The proposed roof enlargement would not reduce daylight reaching these houses to any serious extent and, being to the north, would not affect sunlight.

The main concern was potential overlooking from the large number of side rooflights and from the small front balcony. As shown on the plans originally submitted, 4 of

the south side rooflights were only approximately 1.4m above floor level, with the other 2 only 0.5m, and these would have enabled a view directly towards the rear windows of the house at No.24 in particular, although the lower ones would be shielded by the existing coniferous hedge along the rear boundary of No.24. These rooflights are only 15m-16m away, much less than the 22m minimum for facing principal rear windows. There is one existing south side rooflight but this is higher and only serves the loft. Following discussion, however, the applicant has amended the plans to show these rooflights reduced to 4 in number and positioned more than 1.7m above floor level. This would avoid overlooking and the privacy of the houses would now remain unaffected.

The front balcony would have enabled a south side view through a gap between the garages and caused some overlooking of the rear of No.25. However, it has now been deleted on the amended plan.

The residents of No's 22 and 23 have also raised concern about the proposed rear glazed French doors (1.2m wide overall) with Juliet balcony in the rear gable (serving the proposed rear bedroom) on grounds that there would be overlooking of their rear gardens and rear windows. For No.23, these include windows in the east side of the single-storey rear projection (which is a utility room and storage rooms attached to the rear of their kitchen) about 13m away. The first-floor rear windows of No.22 are about 23m away. However, the glazing in the proposed French doors is shown as consisting of 2 panels each only 0.45m wide and, combined with the oblique angle of view (about 45 degrees), it is not considered that the amount of overlooking that would potentially occur would be so serious as to justify refusal. It has to be borne in mind that first-floor rear windows can be added as 'permitted development' to bungalows, therefore making it impossible to preserve complete privacy – although in this case there is already some overlooking of rear gardens from the first-floor rear windows of the houses.

The residents of No's 2 and 4 Havenside have raised objection to the proposed glazed French doors (1.2m wide overall) with Juliet balcony in the front gable (serving the proposed front bedroom) on grounds that there would be overlooking of their rear gardens, sunlounge and rear windows. These properties are on the opposite side of the road (Mardyke), with the side boundary of the rear garden of No.2 being directly opposite the applicant's bungalow. At its nearest, this boundary is 24m from the proposed first-floor French doors with the gardens, sunlounge and windows further away (up to about 50m). As stated above, the Council's minimum distance for facing principal windows is 22m, so there is clearly no case for refusal.

Recommendation

Subject to consideration of any further representations received, APPROVE for reason that:-

The proposed development would not detract from the local environment and, as amended, can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (Materials to match existing unless otherwise approved) (amended)

3. The 4 rooflights in the southern roofslope and the rearmost rooflight in the northern roofslope shall be positioned a minimum of 1.7 metre above the finished floor level of the first floor of the dwelling as shown on the cross-section plan received on 21 February 2010.
4. C18Ei (No windows or other openings or enlarged windows/openings other than as hereby approved shall be formed at first-floor level in the walls or roof of the building) (amended)
5. The development hereby permitted shall be carried out in accordance with the following amended plans:-
   AS.592.1B (Floor plans) and AS.592B (Amended elevations) both received on 27 January 2011; and AS.592 Cross section received on 21 February 2011.

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