Development Management - Delegated Officer Report

Application Number: **Recommendation – Refuse**
AWDM/0302/12

Site: **25 Riverside Road, Shoreham-By-Sea, West Sussex, BN43 5RB**

Proposal: **Proposed rooms in roof including raising and extension of roof to form gable ends (with front and rear dormers) plus increase in height and width of front projection**

Date of site visit: 17 May 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a hip roofed bungalow on the south side of Riverside Road. It has a front hip roofed projection and flat roofed porch in common with 5 other near identical bungalows on this side of the road. It has been extended at the rear with a flat-roofed ground floor kitchen extension.

Permission is sought to raise the ridge of the bungalow by 0.8m and to form gable ends on either side of the roof, with a front dormer measuring 2.1m wide, 1.6m high and 1.7m deep. At the rear, a larger flat-roofed dormer is proposed measuring 8.2m wide, 2.2m high and 2m deep. It is also proposed to increase the size of the front projection by removing the existing flat roofed porch and replacing the hip-roofed projection with a wider extension with gable end. It will measure 5.7m wide, 5.8m high and 2m deep with the roof projecting from the extended roofslope of the main part of the bungalow, just 0.5m below the extended ridge (the existing hip-roofed front projection measures 4m wide, 4.4m high and 2.7m deep).

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The existing bungalow is a modest hip-roofed property which is in keeping with the scale and form of other bungalows to either side. It is considered that to increase the ridge height and form gable ends to the roof, together with the formation of a large front gable projection and dormer window, would have a significant and harmful visual impact on both the property and the street scene. The other bungalows in the row are virtually identical and to allow such alterations would result in a higher ridge and a more prominent building which would not sit comfortably in the street scene.

While it is acknowledged that an element of the proposal could be carried out as permitted development (the hip to gable extension), and which would have a not inconsiderable impact, such alterations would not cause as much harm as if they were carried out in conjunction with the proposed raised ridge and enlarged front projection.

The front dormer would also be out of character with the row of bungalows while the rear dormer would be a substantial addition which would dominate the roofslope contrary to the advice in DC Standard No.3.

Residential amenity

The adjoining bungalows are not considered to be adversely affected by the proposal. To the east, No.27 has a single clear-glazed window to the side, approximately 2.5m from No.25, separated by a shared drive. To the west, No.23 has two openings at the side and a rear conservatory. The openings at both of the neighbouring properties face the sides of No.25 and have limited outlook and light. While the extensions will add significant bulk to the bungalow, it is not considered that it would result in a loss of residential amenity to its neighbours.

Accessibility and parking

Access and parking at the property is unaffected by this proposal.

Recommendation

REFUSE for the reason:-

1. The proposed extensions would be out of keeping in scale and design with the existing bungalow and would be detrimental to the visual amenities of the locality. If permitted, the local planning authority would find it difficult to resist similar proposals related to the other bungalows in the vicinity of the site on the north side of Riverside Road, the cumulative effect of which would be to spoil the character and appearance of the area. The proposal is therefore contrary to policies AG1 and AH7 of the Adur District Local Plan and advice in Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

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

Case Officer: Peter Barnett Date: 28 May 2012

Authorised by: Jo Morin Date: 31 May 2012