Development Control – Delegated Officer Report

Application expiry:26.03.07

Application Number: ADC/0057/07 Recommendation - Permit

Site: **372 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5ND**

Proposal: **West side and rear extensions with new part-hipped gables and additional front/side dormers (amendment to SU/38/06 to increase size of rear extensions)**

The Application

The application property is a detached chalet style bungalow on the north side of Upper Shoreham road. The property has previously been granted permission for, west side and rear extensions (replacing existing garage plus enlarged roof accommodation) with new part-hipped gables and additional front/side dormers, under SU/38/06/TP.

The proposal is for an amendment to the previous approval consisting mainly of an increase in size of the rear extensions by 2.0m to 6.5m in total, but with minor alterations including: reduction in size of the four front dormers from 2.0m in width to 1.6m; increase in width of the four flat roof east and west facing side dormers from 2.2m to 2.7m; re-siting of the side dormers 1.0m to the north; increase of the part hip roof height on the east/west elevations and north of both rear wings from 0.8m high to 1.3m high; and enlargement of the glazed doors on the north elevation of the west side wing.

Consultations and Representations

Consultations/Comments
EDF Energy Networks Ltd - We have no comment to make to the planning application, provided the applicant does not encroach our boundary and that our rights regarding access and maintenance to any of our equipment are maintained at all times.

Third Parties
There have been two letters of representation from adjacent neighbours.

The owner of the property to the east No.3 Buckingham Road raises concerns about being overlooked by the east facing dormer.

The owner of No.2 Erringham Road to the west is concerned that the proposal brings the building significantly closer to their property, and that they will be overlooked by the dormer on the west face with loss of privacy. They suggest

frosted or obscured glass or possibly removing the dormer from the west elevation.

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, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main planning concerns are the effect the increase in size of the proposals will have on the residential amenity of the neighbouring properties in the form of loss of privacy.

Properties to the west would be 17m away (386 Upper Shoreham Road) and 36m away (2 Erringham Road) and it is considered the increase in depth of the west side extension would not have an overbearing effect to these properties. The west side dormer would result in overlooking of the properties to the west but it is considered that the distance between them and the proposal would not result in any significant loss of privacy.

The bungalow to the east is developed on its western side to approximately 1.5m from the boundary with a flat roofed rear single-storey extension, which houses a bedroom which has an obscurely glazed window in its west elevation. The principal rooms of this property face south into their garden and the proposed window in the east side part-hipped gable and the east facing dormer will have no effect to their privacy.

The east facing dormer although moving 1.0m to the north and increasing in width would still have only very oblique views over to the rear of the property at No.3 Buckingham Road. The window in the north elevation would require obscure glazing to prevent overlooking of the rear garden of No.3 Buckingham Road.

The reduction in size of the front dormers and increase in height of the part hips help to reduce the visual mass of the proposals and would prevent the 2.0m increase in depth from appearing too dominant in relation to the original property.

At the front of the property on the western boundary there were originally two large specimen Cypress trees. One has been felled recently and the other has been pruned and generally neatened. Although there appears to be no threat to this tree at the moment it is felt that the contribution that the tree makes to the visual amenity of the area as well as the softening affect it has on the proposal warrants a preservation order being placed on the tree. The Councils Parks Manager agrees that due to the tree being a prominent specimen and not being in a conservation area it should be preserved. This has been mentioned to the applicant who is not in opposition to the preservation order. The development is a sufficient distance away for the tree to be retained without damage.

Recommendation
APPROVE for reason that :- 1PPi

1. C1Ci.
2. C12Ei
3. C18Ci – amended
The first-floor window in the north facing part-hipped gable of the rear 'wing' shall at all times be glazed with obscured glass.
Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
4. C11D – amended
The existing Cypress tree shall be retained and shall be protected for the duration of construction works in a manner to be agreed with the local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. The tree or any part thereof removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with a tree of such size and species as may be agreed with the Local planning Authority.
Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer:
Date: 22-03-07 22/3

Head of Planning and Community:
Date: 22.3.07

Chair of the Planning and Regulatory Committee:
Date: A.J. Mills 23/03/07