DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 09/0628 – 116 Offington Drive

DATE OF SITE VISIT: 18/9

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

Hipped roof chalet bungalow on the north side of Offington Drive. The property has a flat roofed garage on the east side. The property to the east has recently been extended by raising both hips to barn ended gables with a, a single storey rear with pitched roof and rear dormer and an enlarged front dormer.

PROPOSAL

Permission is sought to replace a rear conservatory with a full width single storey rear extension at 3 metres depth. It is to be mono pitched with a mean height of 3.3 metres.

In addition it is proposed to raise both sides of the roof of this hip roofed bungalow and add three dormers to the rear elevation. An enlarged front dormer is also proposed. The application has been revised to correctly show the existing roof, to correctly show the depth of the proposed extension and to reduce the width of each of the rear dormers.

RELEVANT PLANNING HISTORY:

None.

RELEVANT PLANNING POLICIES:

BE1, H16 and H18 of the saved Local Plan.
CC6 and BE1 of the South East Plan.

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is

considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

The bungalows in this row, nos. 110 to 120, are all different through design or extension. In this case the proposed raised gables are designed to reflect the additions made to the neighbouring house at No. 114 under permitted development. The application property is detached and well separated from either neighbour at roof level, to the east by the width of their own garage and 114's side passage and to the north west by a pedestrian access of approximately 2 metres width within the site and the width of No. 118's garage. The raised gables are to be half hipped to reduce their impact. In the context of changes in the street it is considered that the raised gables will not be out of keeping.

The separation between properties also ensures windows in adjoining properties are not significantly affected. Two windows in the ground floor flank wall of no. 114 which will see less of the sky are indicated as bathroom and separate WC on recent drawings. No. 118 sits slightly deeper into the site and has no first floor side/roof windows. Ground floor side windows are set at least 5 metres away from the flank of the application house, microfiche indicates both are bedroom windows, one secondary to a rear facing window. It is considered that adequate separation exists.

Three rear facing dormer windows are proposed in the extended rear roof space. They have each been reduced in width from three panes to two. They are now set well within the roofspace and have a satisfactory separation distance between each of 1200mm, cheek to cheek.

The extensions at roof level also include replacing an existing flat roof front dormer with a wider pitched roof dormer. Again this is designed to reflect a recent change made to No. 118.

The proposed changes at roof level are substantial. However, in the context of the streetscene they are acceptable and they are also considered to be of no harm to either adjoining neighbour.

Also proposed is a single storey rear extension of 3 metres in depth across the entire rear of the property. This extension has a sloping roof with an eaves height of 2.6 metres and a ridge height of 3.8 metres. It is set off both boundaries by more than 2 metres. It will not lead to any harm.

RECOMMENDATION

Grant subject to conditions.

REASONS FOR RECOMMENDATION:

The proposal complies with the relevant policies of the Development Plan.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign..... .....Date.....25-9-09.....

Authorising sign..... ....Date.....28.9.09.....