Expires 11/2/09

Development Control – Delegated Officer Report

Application Number: ADC/0587/08 **Recommendation – Permit Application**

Site: **44 John Street Shoreham-by-Sea West Sussex BN43 5DN**

Proposal: **Raise roof and walls (by 1 metre) to enlarge first floor**

The Application

The application site is a detached bungalow located on the north east corner of John Street and North Road, within the Shoreham Conservation Area. The property is west facing (onto John Street) with high flint walls bounding the site with North Road to the north. It has rooms in the roofspace served by velux windows and gable windows, and has recently added a modest conservatory off the rear elevation (ADC/0271/07). To the south and west are terraced houses whilst to the east beyond a rear garden and pitch roofed garage are more modern terraced houses. To the north is the car park serving the Pond Road Community Centre.
Permission is sought to raise the walls and ridge line of the bungalow by 1 metre in order to provide greater internal headroom. The three existing velux windows will be retained (albeit in slightly altered positions) along with the front gable window which is to be raised. A new window is to be inserted into the rear gable. Cosmetically, the decorative bargeboards will be retained whilst the concrete roof tiles will be replaced with a slate tile more in keeping with the surrounding houses.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

ADCAG raise no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1, CH4
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AG1, AB6, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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, a 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. Policy CH4 requires that development should not be permitted unless Conservation Areas will be preserved and, where possible, enhanced whilst AB6 seeks the retention of original features where possible in such areas.

Visual Amenity

The bungalow is located on a prominent corner location within the Conservation Area and is bordered by two storey terraced houses to the south and east. Those to the east are set back in their plots such that the applicant's bungalow sits forward of their building line and is thus visible from the entirety of North Street. As the bungalow is unique in appearance within the immediate area and surrounded by much taller housing the principle of raising the roof by 1 metre is not in question. It will not detract from the streetscene or the wider Conservation Area.

In terms of appearance, the walls will also be raised by 1 metre and completed in matching white render whilst the existing decorative bargeboards will be retained on the raised roof. The new window in the rear gable end will match that of the front gable. The existing concrete roof tiles will be replaced with a slate tile that is more in keeping with the surrounding properties. Aside from the raised roof the bungalow will appear largely as current.

Residential Amenity

The neighbouring house to the south has a side window at first floor level. The raising of the roof will not cause any significant loss of light to this window whilst the three retained and raised south facing rooflights will be secondary to the first floor bedrooms and landing causing no greater degree of overlooking than already exists.

To the rear the new window will face across the rear garden and the associated rear pitch roofed garage. It will thus not afford any significant overlooking concerns for either neighbouring property.

Recommendation

APPROVE for reason that :-

1PPi '...(AG1, AB6, AH7 and the WSSP (LOC1, DEV1, CH4)'

Subject to:

1. C1Ci
2. The external walls and bargeboards of the proposed development shall match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.
   Reason: In the interests of visual amenity and to comply with policies AB6 and AH7 of the ADLP and policies DEV1 and CH4 of the WSSP.
3. The roof of the proposed development shall be completed in a slate tile.
   Reason: In the interests of visual amenity and to comply with policies AB6 and AH7 of the ADLP and policies DEV1 and CH4 of the WSSP.
4. C12F

Case Officer:.....

Date: 19/1/09

PB 19/1/09