D.C
Allow
expiry
30/11/07

Development Control – Delegated Officer Report

Application Number: ADC/0592/07 **Recommendation – Permit Application**

Site: **10 Nursery Close Shoreham-by-Sea West Sussex BN43 6GJ**

Proposal: **Rooms within enlarged pitched roof with higher ridge and rear gable, SE side dormer and hipped roof over NW side extension**

The Application

The site is located within the built up area of Shoreham at the end of a cul-de-sac of both semi detached and detached bungalows. Some of the properties within the vicinity of the site have loft conversions and there are examples of front and rear flat roof dormers in the cul-de-sac.

The existing bungalow is detached and located in between a semi detached property, no. 11 Nursery Close to the south and no. 9 Nursery Close, a similar detached bungalow to the north-west. The property has an open frontage with a front garden and driveway. A detached flat roof garage is located to the side of the bungalow. A 1 metre post and rail fence runs adjacent to no. 11 and a 0.5 metre fence runs adjacent to no. 9.

An application was submitted previously for a loft conversion which included the raising of the ridge height of the bungalow, a rear gable extension and two dormers, also proposed was a pitched roof to an existing flat roof addition, ADC/0365/07. This application was refused due to the combined impact of the dormers and increased bulk of the building which was considered to be unsympathetic in design, form and scale with the existing building and surrounding built environment.

The current application seeks permission for the existing pitched roof to be increased in height by 1 metre with a steeper pitched roof. As previously proposed this roof extension also extends to the rear with a gable extension to the existing hip. A flat roof dormer is proposed to the side roof slope which is 2.2 metres wide, 1.7 metres high, with a maximum depth of 1.7 metres. A pitched roof is also proposed above the existing flat roof extension. This roof has a maximum height of 4 metres, the proposed maximum height of the building is 5.5 metres.

The proposed alterations will provide accommodation at first floor level for a bathroom and bedroom.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan1993-2006 (ADC 1996): AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extension and Alterations to Dwelling'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

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 alteration to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed works to the building will be clearly visible within the street scene to the front of the property. It is considered that the current reduced proposal is an improvement. By increasing the ridge height of the building the bungalow will be higher than the existing detached bungalow adjacent to the west, however it will not exceed the height of the existing semi detached property to the south which has a different overall roof design.

The proposed flat roof dormer is modest in scale and is lower than the maximum ridge height of the bungalow further reducing its dominance. The maximum height of the proposed pitched roof above the existing flat roof extension has also been reduced by 0.5 metres, to reduce the overall bulk of the building.

The rear gable extension will not be visible in the street scene and in the light of this is therefore considered to not have a significant detrimental impact on the character and appearance of the existing building or surrounding built environment.

Residential Amenity

Although the proposals increase the height and bulk of the existing bungalow it is not considered that this will have any adverse impact on the residential amenities of the occupiers of the adjacent properties. No. 11 to the side is at a minimum distance of 5 metres and the windows facing onto this property are a

proposed bathroom window in the dormer and velux windows serving the bedroom.

The other neighbouring property is at a distance of 3.5 metres from the application site and in this case the only windows to face onto this property are velux windows serving a bedroom and landing.

Due to the layout of the existing adjacent buildings and the distance between these properties it is not considered that the increased height and bulk of the proposed building will have any adverse impact in this case, and therefore does not warrant a reason for refusal in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18C3 amended – The window in proposed dormer shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

Case Officer.....J Barker.....Date.....1/11/07.....