Development Control – Delegated Officer Report

Application Number: ADC/0433/09 **Recommendation – Permit Application**

Site: **85 Buckingham Road Shoreham-by-Sea West Sussex BN43 5UD**

Proposal: **Amendment to roof design on previously approved planning application ADC/0303/09**

The Application

The application property is a detached bungalow within a street of mainly detached, substantial properties on relatively large plots within the built up area of Shoreham. The bungalow is on the western side of Buckingham Road set back from the street in line with properties either side. The properties on the opposite side of the road also follow a consistent building line.

The bungalow was built in 1983 on land which originally was part of the curtilage of no. 85a (The White House) to the north of the site. The area comprises mainly of two storey dwellings of varying design and appearance. The ground level of the site increases from the road, there is vehicular access to a front driveway and an integral double garage. The bungalow as existing has rooms in the roof, with a front and rear dormer providing two bedrooms and a bathroom with the master bedroom at ground floor level. There is an existing flat roof conservatory to the rear.

Permission was granted in September 2009 to convert the existing bungalow to a two storey dwelling house, this development included an increase in ridge height with a barn hipped roof with front dormer and a single storey rear extension. The approved development provides 4 bedrooms at first floor level with an enlarged kitchen/breakfast and living room at ground floor.

The current application seeks permission for a minor amendment to the southern side of the building. The existing permission shows the eaves level to the front lower than at the rear. The proposed amendment shows the eaves remaining at the same level to the front with a small hipped gable 0.5 metres in height which then hips to the southerly ridge of the building. This ridge is increased in length by 0.4 metres. To the rear the eaves are to be level with the rear eaves. The proposal results in a slight increase in bulk of the roof with no over all height increase.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area.

Residential Amenity

The main property to be affected by this amendment is no. 83 Buckingham Road to the south of the site. There were concerns expressed on submission of the previous application in relation to loss of light and over bearing impact to this neighbouring dwelling due to side windows which would be affected by the increased height and bulk of the building. Amended plans were submitted to overcome this issue. As these windows are set back towards the rear the proposed roof alteration to the front section of the building although on the southern side is not considered to have any adverse impact in this case.

Visual Amenity

The proposed alteration is visible within the street scene, however is relatively minor in relation to the overall building and does not compromise the proposed design. There will be no adverse impact on the visual amenity of the locality or street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18B- AH7
4. C18E3 – Southern – AH7

Case Officer... [redacted] .....Date....3/12/09

[redacted] 4/12/09