Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0049/12

Site: **34 Fairfield Close, Worthing**

Proposal: **Hip to gable roof enlargement together with rear and front dormers and two roof lights in front roof slope**

Neighbours checked: Y
Additional neighbour notifications: Y

Proposal, Site and Surroundings

The application property is one of a pair of semi-detached bungalows on the south side of Fairfield Close. The external finishes are brick on the front elevation and concrete roof tiles. The cul-de-sac is characterised by pairs of similar bungalows, some of which have been extended by way of alterations to the roof.

The proposal is to construct measuring (approx) a hip-to-gable roof extension (with barn-end hip) with 2 front roof lights (3.5 metres in height, 9.4 metres in length, and 3.2 metres in width), a front dormer (1.9 metres high, 2.7 metres long, and 3 metres wide), and a rear dormer (2.2 metres high, 5.6 metres long, and 3.2 metres wide)

Relevant Planning History

None

Consultations

None

Representations

None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

Planning Assessment

Visual amenity

All of the proposed roof extensions would match that of the adjoining property next door, No. 36 Fairfield Close. Therefore the proposal would restore a balance to the pair of buildings, which was lost when no. 36 was altered.

Previously the resultant shape and form of No. 36 was considered acceptable, and the development to its adjoining neighbour is equally satisfactory (the dormers are aligned with the front bay and rear fenestration and the half-hip roof shape would resemble other roof designs of buildings in the same street).

There does remain some slight variation to the pattern of fenestration between this proposal and the one already built next door. But these are hardly discernable from the street as the eye is drawn to the shape of the building rather than particular windows. This equally applies to the presence of the two front roof lights.

Residential amenity – effect on existing dwellings

The main issue in this case is the effect of the development upon the living conditions of occupiers of the immediate neighbouring properties to each side, and to the front and rear.

Neighbours to front and rear

Some overlooking would result from the development. However sufficient distances are to be retained between the physical extensions and those neighbours to avoid unduly intrusive loss of privacy.

Such distance is also sufficient to avoid adverse overbearing and overshadowing effect.

Neighbours to each side

The proposed development would bring built form closer to the attached neighbour to the east. However this is concentrated in the roof slope and would not impinge upon light entering the ground floor habitable rooms. So any overshadowing and/or overbearing effect would not be unduly harmful. The proposed dormer would not come forward of the neighbour's own dormer.

Although the development would be perceivable to the neighbouring occupier to the west, sufficient distance is retained between the proposed development and this neighbouring building as to avoid undue harm arising by way of overshadowing and/or overbearing.

Each of these neighbours would experience more overlooking than at present as a result of the development. However this is largely oblique in nature and not untypical of the standard of privacy expected in a suburb environment. The most private windows would be obscure glazed.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur Local Plan (AG1, AH7) and the South East Plan (CC1, CC6, BE1).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. External materials to match existing
4. No windows to be formed in side elevations without prior permission
5. Landing window in west elevation be obscure glazed and top hung

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 14-03-2012

Authorised and signed by: Jo Morin Date: 15 March 2012