Expiry 13/7/07.

Development Control – Delegated Officer Report

Application Number: ADC/0302/07 **Recommendation - Application Refused**

Site: **20 Woodards View Shoreham-by-Sea West Sussex BN43 5LH**

Proposal: **Rear extension and rooms in roof with enlarged pitched roof (with higher ridge and part-hipped side gables with increased span) and front and rear dormers**

The Application

The site is located in the built up area of Shoreham Beach on the south side of Woodards View. The existing building is a modest bungalow with no rooms in the roof and a single storey rear extension (flat roofed). It has a hipped main roof and a small forward projecting gable.

To either side are bungalows. The bungalow immediately to the west is modest and set at a lower level that the application site. It is vacant and a little rundown in appearance with the garden overgrown. To the east the adjacent bungalow has been extended to the side to provide a large light living room with large windows in the side elevation facing towards the application site. To the rear is a large garden with a garage building at the end and to the front the garden is enclosed by a low wall and there are bungalows opposite.

Permission is sought for an extension to the rear and enlarged roof of increased height and span with half hipped side gables and pitched dormers to front and rear.

The rear extension would project 4.7m beyond the rear of the original bungalow and have a pitched roof with living accommodation within. The roof would be increased in height by 1.8m at the ridge and increased in span from 8.2m to 13.5m. The dormers (one to the front, two to the rear) would each measure 3m in width. The result would be a substantial 5 bed dwelling.

Consultations and Representations

Third Parties

6 letters of objection raising the following points:

- property would be highly overdeveloped making it much larger than any other in the road
- height extreme in comparison to other houses in the road
- disturbance, especially if has to be underpinned
- set a precedent for other large developments which would change the look of the road
- out of keeping with surrounding dwellings
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Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan polices 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 to dwellings should be designed so as not to result in an unacceptable degree of over looking, 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 and Character

The proposal would significantly change the scale, character and appearance of the bungalow. It is considered that the large roof extension in particular would be detrimental to the appearance of the building in the streetscene and alter its existing modest character. The resultant building would be out of keeping with the surrounding bungalows and could set a precedent for other

excessive development of the adjacent bungalows in the street. The increased bulk of the building would be particularly noticeable in relation to No 18, which is very modest in appearance and set down from the application site.

Residential Amenity

The main residential impact is on the bungalows immediately to either side of the site, particularly to No 22, which has several large windows to its living room in the side elevation facing the site. The main impact would be loss of outlook and an overbearing sense of enclosure experienced as a result of the large flank wall proposed. There would also be some loss of sunlight and daylight to this room, which while probably not sufficient to warrant refusal in its own right, would add to the sense of enclosure.

The bungalows opposite are some 35m away and therefore there would be no significant overlooking issue resulting from the front dormer. The rear garden would remain over 30m long and therefore it is also considered that there is no issue of overlooking to the rear. Only a bathroom window is proposed in the side elevation, which could be obscured to eliminate any loss of amenity.

Conclusion

It is concluded that the proposed development would be an unsympathetic overdevelopment of the site that would result in a building out of keeping in the streetscene and in a loss of residential amenity to adjacent dwellings.

Recommendation

REFUSE on grounds that: -

The proposed extension & alterations, by reason of their excessive size and . .

1. B5BR (Excessive size and unsympathetic design)
2. H21AR (excessive size of development detrimental to resi. amenity)

Case Officer.....

Date.....29/6/07.....

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