Application Number: ADC/0065/08 **Recommendation – APPROVE (subject to amendment of plans)**

Site: **19 Erringham Road, Shoreham-by-Sea BN43 5NQ**

Proposal: **Extensions and alterations including rooms in roof within raised and enlarged roof (including front dormers and rear dormers with balustrades)**

The Application

The application property is a detached two-storey house occupying a position on the inside of the bend on the south side of Erringham Road, opposite its junction with The Avenue. There is a hardstanding at the front and an existing flat roof garage to the side of the property.

There is an unimplemented permission for various extensions and alterations which was granted in April 2003 (SU/51/03). This comprised a first-floor addition on the north-west side above the existing flat-roofed garage/rear utility room, plus a single-storey rear extension 9.2 metres wide and 1.3 metres deep with a lean-to roof and rear conservatory.

The current application seeks permission to increase (by 1m) the ridge height of the roof of the house and extend it over the proposed first-floor extension on the north-west side (above the existing flat-roofed garage). The resultant roofspace is proposed to be converted, with proposed front and rear dormers, to a master bedroom with ensuite. Also proposed is a rear conservatory and an extension to the existing flat-roofed single-storey store to the rear of the house with the addition of a pitched roof. The conservatory would project by 3.5 metres (the same depth as previously approved) and the rear store is to be extended by a total of 6.7 metres (as existing the store is 4 metres deep). To the south east of the house, adjacent to the boundary with No.17, a wall is proposed with a sloping pitched roof, with a door for access to the rear of the house; the maximum height of the wall is 3.5 metres.

Consultations and Representations

Third Parties: 3 letters have been received from residents of No.17 Erringham Road and No's 5 & 9 The Avenue (on the opposite side of the road) objecting strongly on grounds that the proposed enlarged roof would be too high and too long for this locality, being totally out of keeping and spoiling the area, that it would also block views and light, and the proposed dormers at both back and front would cause overlooking and adversely affect privacy. One letter questions why the proposed development of the existing house into a monstrosity should be allowed when a small extension to her own property was refused some years ago. ***[NB. a request is made by the resident of No.5 to speak at the Committee meeting]***

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential amenity

The adjoining property to the west side, No.21 Erringham Road, is a semi-detached house with an attached flat-roofed garage, occupying slightly higher ground than the site. There is a distance of approximately 2.8 metres between the common side boundary and the main side wall of this house which has a small kitchen window at groundfloor level, immediately behind the garage, and a firstfloor landing window. As stated above, there is an extant unimplemented permission for a two-storey hip-roofed side extension with garage. The present proposal would be no closer to the side boundary than the previous approval and it is considered that the increase in ridge height by 1 metre would not have an adverse impact with regard to loss of light or overbearing impact on the occupiers of the adjacent property.

The rear store adjacent to the western side boundary would be extended by 6.7 metres in total (as existing it is 4.1 metres) with a pitched roof added.

However, there is similarly not considered to be a significant impact on the amenities of the adjoining property.

The neighbouring property on the opposite (south-east) side, No.17, is a two-storey house which was formerly a bungalow, permission having been granted in 1999 (SU/86/99) for an extra storey to be added.
The proposed rear conservatory adjoining the boundary with No.17 has a smaller footprint than the conservatory that was previously approved under SU/51/03. It is the same distance from the boundary and extends to the rear by 3.5 metres also the same as previously approved. It is considered that there would be no adverse impact subject to a condition being imposed requiring obscured glazing in the south-east side panels of the conservatory.

Owing to their greater height, the proposed dormer windows would give a wider angle of view than the existing first-floor windows of the house. The rear dormers are shown with glazed doors with balustrades. Subject to the amendment of the rear dormers to conventional windows, it is not considered that the degree of additional overlooking would be unacceptable.

The enlarged roof and overall increase in height and width of the house would add substantially to the mass of the building. On balance, however, it is not considered that the impact on the neighbouring houses or other nearby dwellings would be unacceptable.

It is not considered that the proposal is close enough to the objectors' dwellings (No's 5 & 9 The Avenue), on higher ground on the opposite side of the road, which are over 45m away, to cause loss of light, privacy or an overbearing effect. Similarly, the dwellings to the rear, on lower ground in Adur Avenue, are over 45m away (as compared to the minimum standard of 22m).

Visual amenity

Development Control Standard No. 3 'Extensions and Alterations to dwellings' states that two storey extensions should leave a gap of at least 1 metre from the side boundary to avoid a terracing effect. Although the main structure of the house would become very wide, it is considered that setting in the first-floor extension by 1 metre (with the groundfloor abutting the side boundary as existing) is acceptable in this case.

The proposed increase in height and width of the building, plus front and rear dormers, would increase the mass and prominence of the building and, due to the sloping ground, the height would exceed that of the directly adjacent properties. Despite the increase in height and scale, it is not considered to be excessive in this case.

It is, however, considered that the proposed front dormers (as well as the patio doors/balustrades of the rear dormers) add to the effect of height and bulk of the building and would be too dominant. The deletion of the front dormers and the amendment of the rear dormers has been sought and,

subject to receipt of satisfactory amended plans, it is considered that the proposal is acceptable.

Recommendation

That, subject to receipt of amended plans showing the two front dormers deleted and the rear dormers amended to windows, APPROVE for reason that:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) and the adopted West Sussex Structure Plan 2001-16 (DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (Materials to match existing unless otherwise approved)
3. C18Ci (South-east side glazing of conservatory to be obscured) (amended)
4. C18Eiv (No windows to be formed in the north-west side wall of the firstfloor extension without planning permission) (amended)
5. C14Ai (Permission relates to amended plan)

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