Application Number: ADC/0072/08 **Recommendation – APPROVE**

Site: **5 Winterton Way, Shoreham**

Proposal: **Rear extensions and raising of roof to form rooms in roof with rear dormer**

The Application

5 Winterton Way is a detached bungalow with a shallow pitched roof rising to a ridge height of 4.7m. It has a large rear garden containing a detached flat roofed garage served by a driveway running down the northern boundary with no.7. It is proposed to raise the height of the roof by 2m at its highest point to enable additional living accommodation to be formed within the roof void. Three rooflights are to be inserted into the front roofslope with a further four on the rear. A dormer window is also to be constructed within the rear roofslope. The extension will be finished using matching roof tiles with rendered brickwork at ground floor and cedar cladding at first floor.

A single storey pitched roof extension is to be constructed at the rear adjacent to the driveway. A smaller extension will also partially infill a recess at the rear of the existing building.

The extensions and alterations will result in the property having four bedrooms (2 with an en suite), a bathroom, 2 lounges (one on each floor), dining room, kitchen and utility (in the rear extension).

Consultations and Representations

Third Parties – 2 letters received (from nos. 3 and 6 Winterton Way) stating no objection to the plans

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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 raising of the roof will bring the ridge height closer to that of the properties on either side of the site. No. 3, approximately 5m to the south, has a north-facing bedroom window looking over the front half of the application property and will experience only a minor loss of outlook and light which is not considered to be significant. The infill extension will also not result in any harm to the amenities of the occupiers of no.3. It is to be 2.5m deep and will be adjacent to a tall brick wall on the boundary which will effectively screen the majority of the extension from no.3.

To the north, no.7 is 6m from the side of no.5, separated by the shared driveway. It has no windows at first floor on the side gable but there are three windows at ground floor level. However, it is not considered that the roof extension will result in any undue light loss to these windows.

The rear dormer serves an en suite and will be obscure glazed, preventing any overlooking of neighbouring gardens.

The rear extension measures 10m deep, 5m wide and 4m tall with a pitched roof. It will run alongside the shared driveway and behind the garage of no.7. Consequently, the extension, whilst of substantial depth and rearward projection, will not cause any loss of light or outlook for the occupiers of no.7.

No.5 has a substantial garden and will continue to have a significant amount of external amenity space, well in excess of the Council's standards.

Visual amenity

The rear extensions will not be readily visible from the street. The roof extension will bring the height of the property in line with its neighbours and it will not appear out of keeping with the street scene.

Recommendation

APPROVE for reason that:-

1. 1PPi

Subject to the following conditions:

1. C1Ci
2. C18Ei north and south side walls
3. C18Civ The dormer window on the rear roofslope shall ...

Case Officer P. Barnett.....

Date ...10/3/08