Development Control – Delegated Officer Report

Application Number: AWDM/0194/14 Recommendation – APPROVE

Site: **7 Ravensbourne Close Shoreham-By-Sea West Sussex BN43 6AD**

Proposal: **Retrospective application for pitched roof front and side extensions with rooms in roof plus rear dormer and pitched roof over existing flat roof side extension, (Revisions to AWDM/0204/13)**

Date of site visit: 25th March 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow in a cul-de-sac of similar properties. It has an existing front gable, detached single garage to the western side of the site and a driveway to the front. The bungalow is positioned in the corner of the cul-de-sac on lower ground level than the street. The bungalow is set back from the street by approximately 12 metres. To the south of the site there is a wooded area of POS.

Pursuant to the previous grant of permission, the front and side extensions have been erected and roof lights installed to the front and rear elevation. The current application seeks retrospective approval for a dormer measuring 5.4m wide x 2.9m high x 2.5m deep that has been built on the original rear roof slope built using materials to match the existing roof.

Representations: No third party representations have been received.

Relevant Planning Policies

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' National Planning Policy Framework (CLG 2012)

Relevant Planning History

AWDM/0204/13 - Front and side extensions to incorporate use of roof space as residential accommodation and pitched roof to existing flat roof side extension. Permitted.

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Whilst the front and side extensions are visible in the street scene, the dormer is in view of Buckingham Park to the east. It is however designed to be in keeping with the existing gable with matching roof slope and materials. It would not appear unduly incongruous and despite the other additions that have already enlarged the dwelling, by virtue of the marked change in design concept that has been undertaken, this further enlargement does not appear disharmonious or together with the other extensions disproportionate..

Residential amenity

Having regard to the size and position of the dormer as built, the properties either side of the dwelling at no. 6 to the north and no. 8 to the west would not suffer any loss of outlook, light or privacy. Notwithstanding the overall enlargement of the dwelling, neither would the resultant build volume give any impression of undue dominance.

Recommendation

APPROVE for the reason:-

The development does not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Subject to Conditions:-

1. The extension hereby permitted shall be carried out in accordance with the following approved plans: - Drawing nos. 246/01 – Rev C and 246/03 Rev B received 21/3/14.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: L Simmons Date: 17th April 2014

Authorised by: Jo Morin Date: 23.04.2014