Development Management - Delegated Officer Report

Application Number: AWDM/0535/12 **Recommendation – Refuse**

Site: **35 The Marlinespike, Shoreham-By-Sea, West Sussex, BN43 5RD**

Proposal: **Two storey front extension**

Date of site visit: 1 May 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached gable-fronted bungalow on the south side of The Marlinespike. It has a smaller gable-fronted projection at the front and a flat roofed side extension comprising a garage and family room on the east side, abutting a similar extension at the side of the adjoining bungalow. No.35 has rooms in the roof served by flat-roofed dormers on the east and west sides and a window in the front gable. The rear roofslope is fully hipped.

Permission is sought to extend the dwelling at the front, bringing the main gable forward to subsume the smaller front projection and 'square off' the front of the building. A separate application for a rear roof extension and ground floor extension has also been submitted (AWDM/0536/12).

The front extension will measure 2.5m deep and will maintain the gable form of the existing dwelling. It will not bring the dwelling forward of the existing single storey projection but will result in the ridgeline being extended forward of the link-attached bungalow to the east. That property and the application dwelling have a gable fronting the street. The others in the vicinity of the site have their gables at the sides with a wider hipped roof fronting the street, some containing dormers. Nearly all have a small gable-fronted projection as can be found at No.35.

The application property and its attached neighbour were identical but No.35 has been altered with rooms in the roof served by dormer windows in the side roofslopes (and further roof extensions under construction).

Relevant site history

Application for a Certificate of Lawfulness for roof extension was approved in June 2009 (ADC/0143/09). Work has commenced on site.

Consultations

None

Representations

None 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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

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

DC Standard No. 3 states that front extensions are particularly difficult to incorporate successfully with the existing house and street scene. In the case of semi-detached or detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the street scene and not unduly affect neighbours.

The extension will bring the dwelling further forward at roof level but not forward of the existing ground floor front projection. It will however result in the ridge and recessed front elevation of the dwelling being brought forward, subsuming the subsidiary front projection which is so characteristic of the street. While the application dwelling and its attached neighbour are orientated differently to the majority of dwellings on the south side of the road (with their gables facing the road), they still have a smaller front projection in common with the other dwellings. It is considered that the loss of this feature and the bringing forward of the dwelling at first floor/roof level would make the dwelling more prominent and dominant in the street and would be harmful to the character of the area.

The dwelling itself is currently undergoing significant extension and alteration as a result of permitted roof extensions and a separate proposal for a rear extension. It already has a bulkier appearance than the neighbouring dwellings, with large dormers on both sides of the roof slope, and the proposed extension would further increase its mass and presence in the street.

Residential amenity

The front extension would project forward of the existing recessed front elevation by 2.4m. It would maintain the roof pitch of the existing building and would have low eaves as existing. Consequently, it is not considered that it

would have an adverse impact on the light to or outlook from the front window of No.37 to the west.

To the east, the dwelling of No.33 is separated from No.35 by the link attached garages on each property (a distance of approximately 5m). The increased roof slope and ridge will not have an adverse impact on the occupiers of No.33 for this reason.

Accessibility and parking

Parking and access is not affected by the proposal.

Recommendation

REFUSE for the reason:-

The proposed front extension would result in the dwelling being brought forward at first floor/roof level, removing the existing smaller front projection which is characteristic of the street scene, and increasing the prominence of the dwelling, making it more dominant in the street and harmful to the character of the area. It would therefore conflict with the aims of saved policies AG1 and AH7 of the Adur District Local Plan, advice in Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ and policies CC6 and BE1 of the South East Plan.

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

Case Officer: Peter Barnett Date: 20 July 2012

Authorised by: Jo Morin Date: 20 July 2012