Expiry Date – 13/12, ppa agreed to 22/12

Development Control – Delegated Officer Report

Application Number: AWDM/1566/17 Recommendation – Grant

Site: **15 Erringham Road, Shoreham**

Proposal: **Raising of the roof ridge by way of a first floor extension to existing bungalow to form 2 storey dwelling house with single storey rear extension to south elevation and rooflights to south and north roofslopes**

Neighbours checked: Y

Additional neighbour notifications: Y – reconsultation to 13a and 17 (14 days)

Date of Site Visit: 23/11

Site and Surroundings

This application relates to an inter war bungalow on the west side of Erringham Road close to the bend and opposite the forked junction with The Avenue. The property has a fully hipped roof and a projecting front gable feature with front bay windows. It has an attached garage on its north side with a mock pitched roof.

To the south is a more modern two storey 60's dwelling and to the north is a two storey house with garage on the shared boundary with catslide roof. No. 17 is angled away from the site as it is on the edge of the bend in the road and it is on higher ground. No. 17 was extended from a bungalow to a two storey house in the early 2000's. Land slopes up from the south with No. 17 on higher ground by approximately 0.5 metre at the shared boundary.

No alterations are proposed to the highway.

The site is not in a conservation area, is not listed, and there are no protected trees on the site.

Proposal

Permission is sought to add a first floor to this bungalow to create a fully two storey house and to add a ground floor rear extension in place of the existing conservatory.

It is proposed to add a catslide roof over the garage and run it up over a new first floor with an increased ridge line 1.95 metres higher than the existing ridge. The ridge would be slightly higher than 13a to the south but the house would have a lower eaves lines. Eaves height would be comparable to the main eaves line at No. 17 but the new ridge would be considerably lower as a consequence of the differing ground levels. The new first floor does not extend beyond the original rear wall of the bungalow.

An existing rear conservatory is to be removed. A new flat roofed ground floor addition is proposed which is 3.8 metres in depth and 3.6 metres high to flat roof including a 340mm excavation of garden level.

Relevant Planning History

None.

Consultations

None received.

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2 and 15 including Development Management Standards 2 and 3.
The National Planning Policy Framework 2012 and Technical Guidance.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Streetscene/Character

This property is an anomalous bungalow in a run of two storey houses therefore the principle of extending it to two storey is acceptable.

The design reflects characteristics of the remodelled house at No. 17 with its catslide roof, canopied and bayed frontage and render and tile hung finish. The design is acceptable in the streetscene.

Neighbour amenity.

No. 13a is a two storey 1960's house to the south of the application site. It sits off the shared boundary by 1 metre and its main front wall is set back 1.8 metres behind the front wall of No. 15. At the rear it is 0.5 metre deeper than the main rear wall of 15. In its north side wall facing the site it has an obscurely glazed window at ground floor and an obscurely glazed window at first floor. In the front wall closest to the shared boundary it has its front door beyond which is an integral garage which projects forward of the application site. It is not considered that the extensions proposed to this bungalow will have any significant impact on the living conditions of occupiers of 13a.

No. 17, to the north was, until the early 2000's, a bungalow. It has been extended in a similar fashion to that proposed in this case. Adjoining the site and on the common boundary is No. 17's garage. Behind the garage and 2 metres off the shared boundary is the main flank wall of No. 17. In this side wall at ground floor are two small secondary windows to a living room either side of a chimney breast. This living rooms main outlook is to the rear down its own garden though this is now interrupted by the introduction of a conservatory at No. 17. At first floor immediately behind the garage is a dormer window set into the eaves which is the only window to a middle bedroom.

The ground floor extension proposed will affect the light received to the secondary side windows at No.17, particularly when the sun is lower in the winter months. However, as this room also receives light from the rear it is considered that this impact is not so serious as to justify a refusal. The first floor bedroom will not be compromised.

A secondary bedroom window in the first floor north wall is conditioned to be fixed and obscurely glazed below 1.7 metres. A condition preventing the introduction of any new windows into the side walls or roof is also recommended. Both conditions are to avoid unneighbourly overlooking.

The site is prominently positioned and as a result samples of proposed materials are sought.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Samples of Materials
3. No new windows – first floor side walls or roof
4. North side bedroom window – obscure and fixed shut below 1.7 metres
5. North side rooflight cill 1.7m off floor

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 any representations? No

Case Officer signed:	MOK	Date: 20/12/17
Authorised and signed by:	Peter Barnett	Date: 21 December 2017