Development Control – Delegated Officer Report

Application Number: AWDM/0685/17 Recommendation – APPROVE

Site: 2A Adur Avenue, Shoreham-by-Sea, BN43 5NN

Proposal: Single storey side extension to east elevation, first floor extension to front (south) elevation to provide third bedroom and new dormer to rear (north) elevation to replace two existing dormers

Date of site visit: 16.06.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached render finish, chalet style dwelling with first floor accommodation within the roof area. The property is on a corner site with Adur Avenue (south) being the main front elevation, and Erringham Road to the east.

Adur Avenue has trees on the verges and comprises predominantly two storey semi-detached properties of similar design. Erringham Road also has trees on verges, but verges are only on the east side of the road in this area. Erringham Road has predominantly detached dwellings of a mix of single and two storey, and of varying designs.

The application site is on raised land approx. 800mm higher than pavement level. There is a wall around the whole of the outside of the site where it abuts Adur Avenue and Erringham Road, above the wall is some fencing, some with the addition of trellis to the top. The garden is well landscaped onto the outside edges of the garden in particular, having a lot of evergreen trees/large shrubs in the mix of landscaping.

Proposal

The proposal seeks permission for extensions to the front elevation (south); east elevation (facing Erringham Road); and north elevation (facing no. 9 Erringham Road).

The front (south) extension will be a first floor extension over the existing pitched roof gabled section which faces onto Adur Avenue. This section has an existing curved bay window on the ground floor, and this design feature will continue into the first floor, and the new ridge line of the gable roof section will be approx. the same height as the existing ridge of the main dwelling. A ground floor window and a roof light will be provided in the west elevation of this gabled section, and the existing rooflight within the south elevation will be changed to a sloping dormer extension.

The side elevation facing Erringham Road (east), proposes a single storey ground floor extension measuring 4.5m x 3m because of the undulating land, the height will be approx. 3m at its front (facing south) and 3.3m at its rear (facing north). It will have a central roof lantern which will protrude some 400mm above the roofline.

The other side elevation (north), sees the replacement of the existing 2no. dormers with one larger dormer, which will contain 2no. double sets of window.

Consultations: None undertaken

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extensions which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The existing dwelling is situated on a corner site on land raised higher than the road. It could be argued that it has 2no. frontages, one onto Adur Avenue, where its front entrance door is situated, and the other facing onto Erringham Road. Even though it is on raised land and technically visible from 2no. vantage streets, it some vegetation screening particularly around the boundary area, which diffuses the view of the building. Many of the trees and shrubs/hedges are evergreen, thereby maintaining the screening throughout the year.

The proposed development will though be on three of the elevations of the dwelling, one facing onto Adur Avenue; the second facing onto Erringham Road; and the third facing onto its neighbour no. 9 Erringham Road.

Starting with the front (south) elevation the proposal seeks to provide a first floor over the existing ground floor and will give it a gable roof. It will continue the semi-circular bay through to the first floor, and the exposed timbers on the section above the window and below the eaves. The ridge will be of a similar level to the existing ridge of the dwelling. The design of this extension will thereby reflect that of the ground floor section and will be in accordance with the existing dwelling.

The other change to this elevation will be that of the existing rooflight above the entrance door changing to a dormer. This dormer will be of the same

proportions and size as its neighbouring dormer on the same roofslope, and will be of sufficient distance from the eaves of the new pitch roof gable end to be in proportion to and balance the roof.

Turning to the next elevation, east, the application proposes a single storey flat roof extension to be positioned in a fairly central position on that elevation. This extension will have a door and windows to its front (south) elevation and narrow windows on each of its other elevation; it will also have a roof lantern.

The existing elevation, given that it is an elevation that is outward facing to the street scene, is not particularly interesting, and it is considered that the proposed elevation will offer some interest to it, and be more in keeping with the overall appearance of the dwelling.

The north elevation faces onto its neighbour no. 9 Erringham Road, and currently the existing dwelling has 2no. dormers facing that neighbour, one being a dormer with a clear glazed window serving the bedroom, and the second being a blind dormer with one small rooflight within it which serves a shower room.

The proposal seeks to create a larger dormer to replace the 2no. existing dormers. This larger dormer will have the same signature roof on it as per the existing dormers and the other new dormer. However, there would be 2no. sets of double windows within the new dormer 3no. of the four would be of obscure glass and non-opening up to 1.7m above the finished floor level of the room created. The fourth window will be an openable, clear glazed window which is a replacement for the existing bedroom window which is already clear glazed and openable.

In as far as position is concerned, the bedroom window will be in the same position as the existing bedroom window, but will be approx. 500mm closer to the neighbour, but it will be continuing to be looking onto the same position of the neighbours roof as before, which has no windows within it.

The remaining frontage of the dormer will be in line with the existing blind dormer, and with obscure fixed below 1.7m the dormer will not be resulting in unacceptable harm onto the neighbour, and will not be readily viewed from the street scene as it will largely be screened from view by no. 9 Erringham Road.

Finally, there will be a new rooflight within the new side (west) roof of the proposed front first floor extension.

Residential Amenity

The neighbouring properties which could be affected by the proposal, are no.’s 1 and 2 Adur Avenue together with no.’s 9 and 18 Erringham Road.

No. 1 Adur Avenue is opposite, also on a corner and will view predominantly the south elevation, it will view the new first floor and the dormer which replaces the rooflight. Both these sections of the overall development will have windows facing at an angle to no. 1, but both of these new pieces will be

more than 20m from no.1 and therefore will not result in demonstrable harm onto that property.

No. 2 Adur Avenue is directly behind the application site and they will view the side elevation of the north, enlarged dormer and the first floor addition with the rooflight in the west elevation. As they currently view the side elevation of the rear, north dormer, and although it is slightly deeper than the existing dormer, it is not considered to result in harm to this property, they may also view oblique views of the windows, in this dormer, but as they are obscure glazed and fixed below 1.7m, they are not considered to be harmful to no. 2.

The new first floor will be visible from no. 2 but at over 30m distant and at an oblique angle it too is not considered to result in harm to that property.

Moving to no. 9 Erringham Road, it sides onto the application site and there is only some 2m between the built form of the dwellings, but the enlarged roof dormer in the north elevation will be facing over a side roofslope of no. 9 which does not have any windows within its roofslope at this point, and because of the obscure glazed, fixed below 1.7m windows, it will not result in unacceptable overlooking of no. 9. The side elevation of the front extension does have 2no. narrow windows in its north elevation, but these will be facing towards the driveway on the front of no. 9 and separated by the side boundary.

No. 18 Erringham Road is opposite the application site, and is on elevated land, they will be able to view the first floor and ground floor extensions together with the side view of the new enlarged dormer, but they are located 30 plus metres distant and therefore will not be unacceptably effected by the proposed works.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match
4. Windows in north dormer 3no. windows as shown on the approved plans to be obscured glass and fixed closed below 1.7m

Informative

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 28.06.2017

Authorised by: Jo Morin Date: 30.06.2017