Development Management – Delegated Officer Report

Application Number: AWDM/0634/17 **Recommendation – Approve**

Site: **6 Ravensbourne Close, Shoreham-By-Sea**

Proposal: **Single storey rear extension to east elevation. Rooms in roof with rear dormer to east elevation and rooflights to front (west) elevation.**

Date of site visit: 23/05/17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow in a cul de sac of similar properties. Some being detached and some semi detached. It has an existing front gable, detached single garage to the southern side of the site and a driveway to the side. No. 7 to the south of the site has been extended and remodelled with the use of grey roof slates and white render it has a more contemporary character than the other dwellings within the cul de sac.

The current application seeks consent for a single storey rear extension of flat roof design, 2.6 metres in depth. The eaves height exceeds that of the existing bungalow therefore consent is required. The application also seeks consent for rooms in roof with rear dormer to east elevation and rooflights to front elevation. These works are considered to be permitted development yet the applicant requested that the works be included within the application. The rear dormer has Juliet balcony.

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’
Adur Submission Local Plan Policy 16 (2016)
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

The bungalow is positioned at the end of the cul-de-sac. The front elevation of the bungalow is clearly visible within the street scene. Three small rooflights are proposed to the front elevation which will be visible however these are not out of keeping or detrimental to the existing bungalow or surrounding area. The single storey extension and rear flat roof dormer are to the rear of the bungalow therefore they are no visible within the street scene. Both additions are subservient to the main dwelling. The dormer is positioned well within the roof slope and the flat roof addition limited to 2.6 metres is not overly deep within the plot which has a rear garden of limited depth.

Residential amenity

The main property to be affected is that attached, no. 5. There is an existing rear conservatory at this adjacent dwelling and a rear flat roof dormer. The side elevation of the conservatory has obscurely glazed glass. The side wall of the proposed extension abutting the boundary is of solid construction, there is also some set in. This combined with the limited depth of the proposed extension will result in a development which is not detrimental to the amenities of the adjacent occupiers. The rear dormer with Juliet balcony faces east toward the rear of the site. There are no dwellings to the west. Therefore there will be no overlooking or loss of privacy in this case.

To the south is no. 7 the detached bungalow. There is separation between these dwellings and the modest rear extension will not result in any overbearing impact in this case, all windows face east toward the rear boundary.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. materials to match
3. approved plans
4. no openings on the north elevation of the extension.

Informatives

1. Proactive no amendments

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

Case Officer: Hannah Barker Date: 12th June 2017

Authorised by: Jo Morin Date: 14.06.2017