# DELEGATED APPLICATIONS

## ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0019 – 23 Alfriston Road

DATE OF SITE VISIT: 8/3

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

Detached chalet bungalow on the west side of Alfriston Road. The property as built has a side dormer and single storey flat roofed garage on its north side. Other chalet bungalows in the area, Nos. 25 and 29, have added a second dormer, No. 25 has added a rear gable window.

PROPOSAL

The application is for a new dormer window on the south elevation, a rear gable window and two single storey side extensions, one on either side.

RELEVANT PLANNING HISTORY:

House approved 1960.

RELEVANT PLANNING POLICIES:

RES7, BE1, H16 and H18 of the saved Local Plan.
BE1, CC1 and CC6 of the South East Plan
PPS1 Delivering Sustainable Development
Policy 16 Submission Core Strategy

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters from neighbours received.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

The proposed south side single storey extension to enlarge the kitchen maintains a 1 metre boundary clearance and will not be less deep than a single storey extension on the boundary behind the garage at No. 21, which it adjoins. It will have no neighbour impact.

The proposed single storey extension to the rear of the garage is a minimum 1.4 metres off the shared boundary. The neighbouring property to the north, No. 25, sits 2 metres off the same boundary and has its recessed 'front' door and an obscurely glazed bathroom window in the flank wall. It is not considered that the proposed extension will result in any significant loss of light or outlook. The flat roof appearance of the extensions and the dome light proposed are also acceptable. The proposed side window in the extended living room has potential to reduce privacy for both neighbours. As this is a secondary window a condition is recommended that it be obscurely glazed and fixed shut.

The second side dormer appears to be permitted development. A window which is obscurely glazed and fixed shut below 1.7 meters from floor level is proposed for this bathroom. This is important as the neighbouring bungalow has a side dormer on its north side which would look directly onto it.

Two other neighbours have added the same second dormer, neither with planning permission. The dormer is small in scale relative to the roof and flat roofed to reflect the design of the original dormer on the opposite side.

The proposed rear gable window does not require planning permission.

RECOMMENDATION

Grant subject to conditions.

1. 5 years
2. Approved Plans
3. Materials to match
4. North side ground floor window obscure and fixed below 1.7 metres.
5. No new windows.

6. New dormer obs/fixed <1.7m

REASONS FOR RECOMMENDATION:

The proposal complies with the relevant policies of the Development Plan.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?
No.

**DELEGATED**

Case Officer sign..... [redacted] .....Date..... 8/3/11.....

Authorising Officer sign..... [redacted] .....Date..... 8.3.11.....