Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0135/14

Site: **35 Falcon Close**

Proposal: **Hip to gable roof extensions**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for two hip-to-gable roof extensions. One would face south (to measure (at max) 3.7metres in height, 5.2 metres in length, and 6.5 metres in width), the other would face north (to measure (at max) 3.7 metres in height, 5.2 metres in length, and 10.4 metres in width).

The application property is a low rise hipped roof bungalow occupying a corner plot. There is a mixture of property types in the immediate street.

The site is situated in an outer residential suburb of Shoreham, close to the beach.

Relevant Planning History

None

Consultations

None

Representations

None

Relevant Planning Policies and Guidance

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'
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The roof alterations would add bulk to the roof shape and form. However the scale of the building would still resemble a bungalow. There is a mixture of building types in the street, so a larger roofed gabled bungalow would not appear out of character.

No visual harm would arise from it.

Residential amenity

It is the neighbours to the immediate south and west who are principally impacted upon by this development (which is physically removed from the remainder).

Neighbour to south (No. 36)

The gabled roof extension facing south would be sufficiently distant from the north face of the neighbouring building so as to avoid harm arising onto this neighbour by way of overbearing and overshadowing (there are no first floor windows in the flank of this neighbouring building).

The absence of direct window-to-window relationships between the extension and this neighbouring building means direct overlooking and intrusive loss of privacy would both be avoided.

Neighbour to west (No. 34)

The gabled roof extension facing west would be angled away from this neighbouring building, so adverse overbearing and overshadowing would be avoided - although a reduction in the outlook of the first floor window in the flank wall of this neighbouring building would result (this window is obscured glazed).

The new roof lights would be set high up in the roof slope of the application property, so intrusive overlooking and loss of privacy onto the neighbour would be avoided.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials to match
4. Notwithstanding “pd” no further windows/openings in west and south roof slopes

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? N

Case Officer signed: Matthew Porter Date: 18-2-2014

Authorised and signed by: Peter Barnett Date: 18 March 2014

Drawing No. 05 titled Location & Block Plan date valid 07-02-2014
Drawing No. 03 titled First floor Plan & Section AA as Proposed date valid 07-02-2014
Drawing No. 02 titled Plans & Elevations As Proposed date valid 07-02-2014