Development Management - Delegated Officer Report

Application Number: **AWDM/1846/16**

Recommendation – Approve

Site: 10 Winterton Way

Proposal: Removal of conservatory. Construction of ground floor rear extension with roof extension over, construction of front dormer and addition of front rooflights.

Date of site visit: 6.12.16

Neighbours checked: Y

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application site relates to a detached bungalow in an outer suburb of Shoreham on the beach, residential in its character. The bungalow has been extended at the rear by way of a single storey conservatory.

The proposal is for:-

A hipped roof extension at the rear with a flat roof rear dormer to measure (at max) 5.5 metres in height, 10.7 metres in length, and 10.5 metres in width

A flat roof front dormer to measure (at max) 1.3 metres in height, 3.4 metres in length, and 2 metres in width

Relevant site history
None relevant

Consultations
Adur & Worthing Environmental Health Contamination Officer: *Impose precautionary contamination condition and PFA informative*

Representations (summarised)
Objections received from occupier of 16 Feversham Close and 8 Winterton Way: *would normally object to two east facing upstairs windows which overlook our back garden and, specially, the patio. However the owners of the above bungalow have contacted me and promised me they will plant mature trees on their east boundary as soon as is practicable, so that the windows and view obscured. I will not object to this development if provisions of trees as permanent barrier is included in any approval. Will be overlooked by ground floor south facing bedroom window and two kitchen windows. Obscure glass would be more suitable in all 3 windows. Kitchen and dining areas can be particularly busy! Will all be much closer to due to the demolition of existing conservatory and extension of south wall!*

Relevant Planning Policies
National Planning Policy Framework
Saved Local Plan policies: AG1, AH7
Emerging Local Plan policies: 2, 11, 15

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Residential amenity

The neighbours principally impacted upon by this development are those to either side and at the rear (the development is physically removed from the remainder – including by way of overlooking directed toward the public street).

Neighbour at rear

Even accounting for the introduction of first floor glazing, the distance retained between the extension and neighbouring rear building would be sufficient to negate potential intrusive overlooking and unacceptable loss of privacy. Accordingly, planting as a pre-requisite for permission is not required.

This distance would also be sufficient to mitigate any harmful overbearing and overshadowing.

Neighbour to north (No. 12) and south (No. 8)

Both Nos. 8 and 12 have habitable room windows facing the application site. Boundary treatment height between the buildings is fairly low.

The rear extension is large with an extensive roof slope, which would remove a considerable amount of outlook and light to both neighbour's windows that face onto the application site.

However, the resultant overbearing and overshadowing has been judged not to be of such severity as to justify withholding planning permission.

The plan drawing demonstrates the relevant BRE light standard would be satisfied in relation to the neighbour's (No.12) south facing habitable room window – so this room would continue to be afforded sufficient daylight and sunlight to avoid detriment to living conditions. The hipped end to the rear extension would allow for continued view of the sky from this room (which is already curtailed as it faces the side wall of No. 10). The distance between the neighbouring window facing north and the extension is greater, so consequentially harm to this neighbour would be less.

Views from the rear dormer onto either neighbour would be oblique so unacceptable overlooking would be avoided. The roof lights are light level and, subject to obscure glazing, would not result in intrusive views.

Visual amenity

The front dormer is well proportioned to the host dwelling in terms of its scale and design style. Front dormers are evident elsewhere in the street. The roof lights are logically and sympathetically arranged.

The extension at the rear is large. However the original form and shape of the bungalow would remain as the extension carries through the eaves, with a subservient lower ridge. The rear dormer is well in proportion and of sympathetic form to the host dwelling.

Exterior materials and finishes would match.

Contamination

The application site is some 115 metres distant from the nearest potential source of contamination identified from Council records.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Exterior materials/finishes to match
4. No further windows/opening above eaves height in side
5. Side roof lights to be obscure glazed
6. South side windows to ground floor to be obscured and non-opening below 1.7m

Informative:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.

Precautionary contamination

Case Officer: Matthew Porter Date: 14-3-2017

Authorised by: Peter Barnett Date: 15 March 2017