expires
14.04.08

Development Control – Delegated Officer Report

Application Number: ADC/0104/08 **Recommendation - Permit**

Site: **15 Ravensbourne Avenue Shoreham-by-Sea West Sussex BN43 6AA**

Proposal: **Groundfloor rear/north side extension; north and south side dormers; and tiled roof on garage front**

The Application

The application property is a 'link' detached bungalow located on the west side of Ravensbourne Avenue, within the built up area of Shoreham. The property is sited on sloping ground that rises to the north.

The proposal is for a rear single-storey extension across the whole of the rear of the property 12m in width, by 3.5m in depth, north and south side dormers, and a tiled roof on the front of the garage.

To the north, located on slightly higher ground, is a similar styled bungalow (No.17). Both it and the application dwelling have flat roof garages which are attached, No.17 stepped in front of No.15 by 1.5m. No.17 has been extended at the rear with a hipped roof rear/side extension which has no windows in the south elevation. To the south is located a fully detached bungalow on slightly lower ground, it has been extended to the rear with a matching hip roof, and a lean-to conservatory.

The application property has previously been extended with a rear hip to gable extension. A previous application for roof extensions including a part-hipped gable over the garage front and side dormer, rear conservatory and rear balcony (ADC/0729/07) was withdrawn after it was felt that it would have an adverse effect on light to the neighbour to the north and would be out of keeping for the character of the area.

Consultations and Representations

Third Parties: There has been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity

Ravensbourne Avenue is varied in character with no real dominant type of building. The west side of the road has within it a range of dwellings, from large detached houses to smaller bungalows both detached and semi-detached. To the east are more modern houses with two-storey gables and cat-slide roofs. Many of the properties have been extended with extensions of a variety of sizes some of which are visible from the street.

The proposed extensions would provide additional ground floor accommodation for an extended lounge and dining area, and a dayroom with patio decked area to the rear. The two dormers would provide additional bedroom space to the existing two bedrooms in the roof.

The rear extension would not be visible from the street and does not project to the rear an excessive amount. It is considered to be in keeping in its use of materials and design and would not be overbearing.

The small tiled roof would be in keeping with the design of the original building albeit for the rendered side section, which although visible will not look so obtrusive to warrant refusal given the number of other extensions in the vicinity and the set-back from the garage at No.17. The proposed dormers are wide in the context of the overall roof, however the tiled sloping roof will prevent them from appearing overbearing or excessive, given that they would mainly be viewed from the street where they protrude from the roof slope by only a small amount they in this case considered acceptable.

Residential amenity

The neighbour to the north (No.17) is sited on higher ground and has been extended with a large hipped roof rear/side extension. The result is a dining room which has an outlook via two small obscurely glazed windows in the south elevation. The proposal would only be single storey, albeit 4.2m in height, but it is considered that there would not be an adverse impact on the amount of light available to this room directly from the south.

No.17 also has a small patio area located in between its garage and the rear/side extension, which is screened by the boundary wall. The proposed

north side dormer window would be directly adjacent to this area and would have full view of it, and therefore should be conditioned to be obscurely glazed. The south side dormer would have views only of the neighbouring bungalows roof slope and would not adversely affect privacy.

The proposals would not project beyond that of the rear of the neighbouring properties and would therefore not have an affect on the outlook from their east facing rear rooms.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Ei
3. C18C3 – amended
   The window in the north side dormer hereby permitted shall at all times be glazed with obscured glass and fixed to be non-openable.
   Reason: *To prevent overlooking and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.*
4. C18Eiv – north or south
5. C14A3 – 08.04.08 (AH7 OF THE ADLP + DEV1 OF THE WSSP)

Case Officer: [illegible]
Date: 07.04.08

PB 9/4/08