Expiry Date – 31/3

Development Control – Delegated Officer Report

Application Number: AWDM/0116/17 Recommendation – Refuse

Site: Crendon, Hillrise Avenue, Sompting

Proposal: **Loft extension with raised roof by 1.6 metres with dormers to south and north elevations.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3/3

Site and Surroundings

This application relates to a modest, detached, gable fronted 1960's bungalow on the west side of Hillrise Avenue. The bungalow is the last in the street on the west side at the head of a dead end. Hillrise Avenue, as named, climbs up from the south such that the application site is on higher ground than its neighbours. Land also slopes down from the road to the west and the property has several steps at the rear from the house to the garden which is on considerably higher ground than the house to the rear at 3 Hillbarn Avenue. To the north of the site is a steep drop of more than 5 metres to more modern houses in Highview.

The property has a garage and parking on the north side which has been extended at the rear with an additional bedroom. There is a dilapidated 'conservatory' on the rear elevation. The front door is in the south side wall.

The property is not in a conservation area, is not listed and there are no protected trees on the site.

Proposal

Planning permission is sought to raise the ridge of this bungalow by 1.6 metres and to add large flat roofed dormer to the north elevation and 3 pitched roof dormers to the south elevation.

Relevant Planning History

90/73 – New bedroom to north elevation. Granted 7.8.73

Consultations

Sompting Parish- supports the proposal.

Representations

Two objections received from neighbours at 84 Hillrise Avenue and Highcroft, the adjoining bungalow. The objections are summarized as follows:

1. Increase in ridge height is out of keeping with other bungalows in the street;
2. Loss of light;
3. Overlooking of house and garden at Highcroft;
4. Loss of outlook.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Emerging Adur Local Plan Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Policy Context

Development Control Standard No. 3 'Extensions and Alterations to Dwellings' includes saved Adur Local Plan policy AH7 and expands design advice for domestic extensions as follows:

'*Saved policy AH7 states:*

Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-
(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;
(b) design and materials are sympathetic to both the original dwelling and the area in general;
(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;
(d) access and car parking provision is acceptable under Policy AT12, and
(e) proposals accord with the standards adopted by the District Planning

PLANNING PRINCIPLES

THE EFFECT ON NEIGHBOURING PROPERTIES

2.2 Proposals will not be granted planning permission if they have an unacceptably adverse effect on neighbouring properties. The main detrimental effects could be related to:-

(i) ***Privacy***
The proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.

(ii) ***Daylight***
Any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.

(iii) ***Outlook***
The fact that a neighbour may be able to see an extension would not in itself make a proposal unacceptable, the outlook of neighbouring properties should not be dominated by the extension since this could be overbearing and oppressive. However, the loss of a distant view would not normally be considered a valid reason for refusing an application.

2.3 The extent to which the above factors are affected will depend on the size and position of the extension, as well as its location and orientation relative to neighbouring properties. Clearly extensions to a large detached house or bungalow on a large plot are far less likely to affect neighbouring properties than ones to small terraced or semi-detached houses or bungalows. In addition a single-storey extension would be less likely to have an adverse effect on neighbouring properties than a two-storey extension, which would be more likely to reduce daylight to neighbouring properties and lead to problems of overlooking.

THE EFFECT ON THE DWELLING TO BE EXTENDED

(b) ***Garden Size***
The Council will wish to ensure that any proposal does not result in an overdevelopment of the site. An adequate amount of garden should therefore be retained both for the use of the occupiers of the property and to prevent a cramped appearance. A rear garden of 11m depth should be retained. The area of garden required will depend on the size of the property and the Council's requirements are summarised in the Appendix.
(c) ***Daylight/Outlook***
It is not essential for every room to have an outlook and good natural daylighting. However, the Council will wish to ensure that the daylight to and outlook from the principal windows of existing habitable rooms is not unacceptably reduced and that it is adequate for proposed habitable rooms. Habitable rooms will be taken to include living rooms, dining rooms, bedrooms and kitchens (but not small kitchenettes).

THE APPEARANCE

The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.

2.6 The following principles should also help to ensure that the criteria discussed above are met:-
(a) Extensions should respect the architectural period and style of the existing dwelling and the area.
(b) External construction materials should match in colour and texture the materials of the existing dwelling;
(c) Windows and other openings should be in scale with the extension and should be in line with and match the proportions and style of existing windows.
(d) On a dwelling with a pitched roof, extensions should also have a pitched (or lean-to) roof if they are visible from the street, from a public place, or are two-storey extensions;

*3.0 **STANDARDS FOR EXTENSIONS AND ALTERATIONS***

3.1 The basic principles described in Section 2 should be applied to any type of extension.

From experience of using these principles the Council has developed a number of specific standards, which can be applied to different types of extension. The following standards should, if adhered to, help you to avoid a number of potential problems. However, as each application must be considered on its own particular merits, compliance cannot in itself guarantee that planning permission will be granted. Any dimensions given represent minimum standards, for example, in some circumstances the character of an area may be such as to require more spacious standards. It is advisable to consider at the outset the full extent of any extensions required, since the cumulative effect of subsequent additions may lack cohesion and be out of scale with the original dwelling and are therefore unlikely to be considered favourably.

DORMERS AND ROOF EXTENSIONS

3.11 Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the room(s) proposed without adding very large flat roofed dormers, permission will not normally be granted.
3.12 The windows in dormers should be similar in style and proportion to those on the original dwelling.
3.13 Where dwellings are less than 22m from principal windows of dwellings to the rear, dormers are unlikely to be acceptable as they would cause an excessive degree of overlooking. This is particularly so in areas characterised by bungalows where no overlooking exists at present.
3.14 Roof extensions should respect the scale, character and appearance of existing dwellings. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling.
3.16 Front extensions are particularly difficult to incorporate successfully with the existing house and streetscene. They should not usually extend significantly beyond the "building line", or abut side boundaries. For this reason, front extensions on terraced

properties (other than small porches) will not usually be allowed. In the case of semi-detached or detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours. Windows in side elevations of front extensions, which are close to and overlook neighbouring properties, will not usually be allowed.'

This is consistent with the **National Planning Policy Framework** which states;

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

●●will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
●●establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
●●optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
●●respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
●●create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
●●are visually attractive as a result of good architecture and appropriate landscaping.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

> *●always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*

<u>Assessment</u>

Hillrise Avenue and Hillbarn Avenue are characterised by bungalows with similar eaves and ridge heights, notwithstanding the difference in ground.

The proposal seeks to increase the ridge height of this bungalow by 1.6 metres and to create in effect a fully two storey dwelling through the use of dormer windows on both sides. This bungalow is already on the highest ground on the west side of Hillrise Avenue. The increase in ridge height would be highly visible and out of character with the predominant single storey dwellings in the area.

The dormer windows proposed are considerable in scale and would add great bulk to the roof giving it a 'top heavy' box like appearance which is in direct conflict with adopted Adur SPG 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.

The scale and bulk of the proposed roof extensions do not reflect the scale of the dwellings in the area and have not been sensitively designed respect its characteristic. They would be an unsightly and incongruous addition to the streetscene.

Para 3.13 of SPG Development Control Standard No. 3 Extensions and Alterations to Dwellings' states:

'Where dwellings are less than 22m from principal windows of dwellings to the rear, dormers are unlikely to be acceptable as they would cause an excessive degree of overlooking. This is particularly so in areas characterised by bungalows where no overlooking exists at present.'

The proposed south side dormers would be within 7 metres of the rear kitchen window at Highcroft and within 2 metres of the shared boundary and Highcroft's private rear garden area. The roof extensions would overlook these areas and be harmful to the neighbour's living conditions due to a loss of privacy.

The additional height and bulk added to the bungalow would also be oppressive in its relationship with Highcroft, especially as the application site is already on higher ground. It would be overbearing and would obstruct outlook from the kitchen window at Highcroft. It has not been demonstrated that light to the garden and kitchen at Highcroft would not be unacceptably harmed.

Recommendation REFUSE for the following reason:

1. The proposed roof extensions by virtue of their design, size and position would result in an unneighbourly development which would be harmful to neighbour's living conditions due to loss of outlook, light, overbearing impact and overlooking . Their scale and design would also be out of character with the area giving an incongruous, unsightly and 'top heavy' appearance and consequently would be harmful to the appearance of the bungalow and the wider streetscene The proposal is therefore contrary to saved Adur local plan policies AG1, AH2, and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 - Extensions and Alterations to Dwellings', emerging Adur local plan policy 15 and The National Planning Policy Framework 2012.

Informative

1. 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:	MOK	Date: 16.3.17
Authorised and signed by:	PD	Date: 16.3.16