Development Control – Delegated Officer Report

Application Number: AWDM/1210/14 Recommendation – APPROVE

Site: 22 Downside, Shoreham

Proposal: Rooms in roof with side hips extended to half-hips and roof lights to front and rear.

Date of site visit: 09.09.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a detached bungalow property located in a corner plot with Downside situated to the south and Tottington Way to the west. The road comprises predominantly detached bungalow properties many of which have been extended in the roof space with flat roofed front, rear and side dormers which are visible from the road. The property has white painted rendered exterior walls and interlocking concrete roof tiles on the hipped roof. Planning permission has recently been granted for a single storey extension to the westerly side of the bungalow under application AWDM/0446/11 and this is currently in the process of being built.

The application seeks planning permission to convert and extend the existing fully hipped roof to create half hipped gable enlargements to the easterly and westerly sides and install roof lights in the northerly and southerly elevations roof slopes. The proposed roof extensions would incorporate interlocking concrete roof tiles to match the existing bungalow.

Planning History:

AWDM/0446/11 – Planning permission was approved in 2011 to increase the width and height of previously approved side extension permitted under ADC/0653/07.

ADC/0338/09 – Planning permission was refused in 2009 for a 2/3 bedroom eco-house to the rear, fronting Tottington Way. The application was subsequently dismissed on appeal.

ADC/0653/07 – Planning permission was approved in 2007 for a westerly side extension.

Consultations: None received.

Representations: None received**.**

Relevant Planning Policies

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’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The planning history of the property shows that a single storey side extension was permitted in 2007 under application ADC/0653/07 for a single storey side extension to the westerly side of the bungalow. The roof of the extension incorporated a hipped westerly end and flat roof which sat lower than the ridge of the main dwelling. In 2011 planning permission was granted for an amendment to the side extension which extended the width of the extension by 0.8 metres to measure a total of 4 metres wide and increased the ridge height to sit level with the ridge of the existing dwelling. The proposed extension is currently in the process of being constructed. This application seeks planning permission to alter the roof over the original bungalow and approved westerly side extension to create half hipped gable extensions to the westerly and easterly side of the bungalow. In comparison to its original form the extended bungalows would appear relatively wide within its plot. Whilst the footprint of the extended bungalow has already been permitted by virtue of the approved side extension, the increased volume proposed across the roof of the original bungalow and side extension would alter the scale of the property when viewed from the road.

When examining other properties within the road, it is noted that many of the bungalows have extended into the roof space. The bungalows directly to the south of the application property on the southerly side of Downside have added flat roofed dormer extensions to the side, front and rear, some of which project above the original ridge line. In comparison, the proposal would not involve the provision of any dormer extensions yet would incorporate six roof lights to the roadside roof slope and three to the rear roof slope. It is considered that the proposed roof extensions would remain more sympathetic in terms of scale, materials and appearance with the existing bungalow than other neighbouring roof extensions visible within the road. The half hip on the easterly and westerly ends of the roof would also be preferable to full gable ends as this slightly reduces the width and bulk of the roof and softens the westerly end of the property which is more prominent on the corner of Downside and Tottington Way. Whilst the front roof slope appears somewhat cluttered by the six proposed roof lights, given proliferation of front dormers positioned on bungalows on the opposite side of the road and further down the road to the east, it is considered that the roof lights would not cause any detrimental harm to the visual amenities of the area. As such there is no adequate reason to refuse the proposal.

Residential amenity

There are neighbouring properties located to the north, east and west of the application property. The northerly neighbouring property would be separated to the proposed northerly roof lights by a distance exceeding 25 metres. The application bungalow is also situated at a lower land level than the rear garden which is raised to the north and therefore no views would be possible from the proposed roof lights into the northerly neighbouring site.

There would be no windows incorporated in the easterly side gable and therefore the privacy of the neighbouring occupiers would be maintained. To the easterly boundary there is a high brick wall and hedge which exceeds 3 metres in height and this mostly obscures the neighbouring bungalow from view. The proposed roof extension would incorporate a half hip that would slope away from the easterly neighbouring property above the boundary wall and therefore cause no harmful loss of light to the easterly neighbouring occupier(s). To the west the roof extension would be distanced to the neighbouring bungalow by the road and is not therefore considered to cause any loss of light to the neighbouring occupiers on this side.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Block Plan, Existing Ground Floor Plan & Proposed Section, Drawing No. 2, Received on 28th August 2014.
   Title: Existing & Proposed Floor Plans & Elevations, Drawing No. 1, Received on 28th August 2014

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the extension hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.

   Reason: *In the interests of visual amenity and to comply with saved policies AH7 of the Adur Local Plan 1996.*

4. No windows – Easterly elevation

<u>Informative</u>

1. Proactive Statement – No Amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebecca Tier Date: 20th October 2014

Authorised by: Jo Morin Date: 21.10.2014