Development Management - Delegated Officer Report

Application Number: **AWDM/0401/15**

Recommendation – Approve

Site: 12 Windesham Gardens, Shoreham-By-Sea

Proposal: Conversion of main roofspace into habitable accommodation together with pitched roof above existing flat roof. New feature window to rear and rooflight windows to front rear and side roofslopes.

Date of site visit: 31 March 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to a two storey detached house located on the east side of Windlesham Gardens. The house, in common with others in the street, is fairly large, and is set back from the street frontage with a small side access and substantial rear garden. It has been extended to the side with a two storey flat roof addition which is set back from the front of the house and has a garage in front. There is a modest single storey lean-to and flat roofed addition at the rear.

This is a predominantly residential area comprising of mainly detached houses that have been individualised through extensions. Many are finished in textured render and tile hanging as at the application site.

Permission is sought for the construction of a roof extension to the existing side addition to allow a conversion of the roofspace to habitable accommodation. The extension would be a pitched roof with a gable on its south side. A new window is shown in the rear gable but can be installed as permitted development. Rooflight windows are proposed to the front, rear and side roofslopes.

Relevant site history

SU/43/04/TP/21056 - Front Extension To Integral Garage – Application permitted 21.04.2004

Consultations
Southern Water raise no objection.

Representations
Three representations received from occupiers of houses to the rear objecting to the application on the grounds of the design of the rear window being too big, out of character and causing overlooking.

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

Visual amenity
An amendment was suggested to lower the roof height to improve the subservience to the main house but this has not been agreed to. Nevertheless the extension would be set well back from the frontage of the house giving a reasonably subservient appearance. Although the addition would result in more bulk close to the neighbouring dwelling, this close relationship is not out of character in this locality. The existing flat roof is not in keeping with the existing house and so the addition of a pitched roof as proposed would be a welcome addition to improve the overall appearance in the streetscene. The use of matching materials would help the extension to blend well with the existing building. The comments raised in representations are noted, however the rear window could be installed as permitted development.

Residential amenity
The main impact as a result of the roof extension would be to the occupiers of No.10 to the south. On this side there is between 1 and 1.5 metres between the side wall and the boundary and with No.10 set similarly close to the common boundary. No.10 has first floor side windows facing the application site and a ground floor side window. These serve bathrooms on the first floor and a secondary window to the rear living space on the ground floor. As there are no main side windows serving habitable rooms on this side and that the roof extension would not be any closer to the neighbouring dwelling as the existing building and that the extension is set towards the rear of the building which minimises the impact of the bulk it is considered that there would be no significant impact in terms of loss of light or outlook.

Although the size of the rear window proposed could give a perception of overlooking to those dwellings to the rear, a back to back distance of around 50 metres exists and the relationship is not dissimilar to windows at first floor level albeit a larger window and this size and type of window can be installed as permitted development.

The applicant is not willing to obscure glaze side windows. However, given the position of the window in the north elevation partially obscured by the chimney and that there would be no direct facing windows on the south side, and having regard to the presence of other side roof windows on neighbouring properties, on balance a refusal would not be justified.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years

2. Matching materials
3. No further side windows
4. Permission relates to approved plans:
   Site Location Plan deposited 24 March 2015
   Site Plan/Block Plan deposited 24 March 2015
   Drawing number 4113/1/1 deposited 24 March 2015
   Drawing number 4113/1/2 deposited 24 March 2015
   Drawing number 4113/1/3 deposited 24 March 2015
   Drawing number 4113/1/4 deposited 24 March 2015
   Drawing number 4113/1/5 deposited 24 March 2015
   Drawing number 4113/1/6 deposited 24 March 2015
   Drawing number 4113/1/7 revision A deposited 7 May 2015

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 letter(s) of representation? Y

Case Officer: Rebekah Smith Date: 12 May 2015

Authorised by: Peter Barnett Date: 13 May 2015