Development Control – Delegated Officer Report

Application Number: AWDM/1960/19 Recommendation – REFUSE

Site: 19 Buci Crescent, Shoreham-by

Proposal: Loft conversion including proposed hip to gable roof extension, rear and front dormer and front extension

Date of site visit: 16.01.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a semi-detached bungalow on raising land situated on the north side of Buci Crescent. The front has largely been dug out and lowered in order to create a car parking area. To the side of the parking there is an existing driveway, which is relatively steep, and leads up to the bungalow.

The street scene has a mix of buildings with predominantly semi-detached bungalows on the north side and two storey dwellings on the south side in semi-detached and terraced form. There do not appear to be any roof alterations at the front of these buildings.

Proposal

The proposal seeks permission to convert the loft space to living accommodation by way of providing a hip to gable extension together with a front and a rear dormer.

- The front dormer extension will measure approx. 4.8m wide x 2.3m deep x 1.3m high
- The rear dormer will measure approx. 6m wide x 3.4m deep x 2.2m high

There is also a front extension proposed which will infill the corner recess by way of a curved corner extension.

***Planning History**:*

AWDM/0812/15 Single storey rear extension. Approved 30.07.2015

Consultations: None

Representations: None received.

Relevant Planning Policies

Adur Local Plan: Policies 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenities of the neighbouring properties and the character and appearance of the area in general.

Visual Amenity

The existing bungalow has a relatively low pitched hipped roof, with the outer section of the hip being very low. The bungalows along this side of the road are all of the same design and it seems that not one of them has undergone work to the roof to create a front or a rear dormer. Although there are many rear extensions of one form or another, including detached single storey buildings within the rear gardens.

The application bungalow is on raised land where it is considered that the provision of a dormer would be more noticeable. The height of the rear dormer will be above the ridge tile and will be virtually across the whole of the width of the bungalow, (including the new hip to gable section).

The front dormer is shown on the elevations to be just below the ridge tile, although the section AA shows the level of the roof of the dormers to be the same. The front dormer will also be across the whole width of the roof (including new hip to gable section). The front dormer will not be as dominant as the rear dormer as it will be set some distance from the eaves.

However, together with the other roof alterations, it will be a prominent and incongruous feature in the street scene, out of keeping with the visual amenities of the character of the area, and could set a precedent for similar developments, the cumulative effect of which would be to harm the visual amenities of the street.

The front infill extension will not affect the visual amenities of the dwelling. The existing front curve of the dwelling will be relocated to the outside front corner and will be an attractive feature on the front elevation.

Residential Amenity

The residential properties that could be affected by the proposal are no.'s 17 and 21 Buci Crescent. The properties to the front and the rear are all over 25 metres distant, and thereby will not be affected by the proposal.

The first floor rear bedroom window will result in a degree of overlooking to the adjoining neighbouring property no. 17, but no. 17 has many extensions and other solid structures within their rear garden area, which appear to be windowless, that it is unlikely that the rear dormer would see a material loss in their existing residential amenity.

The visual aspect of the resultant dwelling will indeed change, but it is not considered that the changes will cause any detrimental impacts onto the existing residential amenities of the neighbouring properties either side.

Recommendation :

REFUSE for the following reason

1. The proposed roof extensions, together with the overall position and width of the proposed dormers, are considered to result in a dominant and incongruous form of development which would have a harmful visual impact on the character and appearance of the street scene, contrary to policy 15 of the Adur Local Plan and the NPPF

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Case Officer: Eve Hearsey Date: 03.02.2020

Authorised by: Date: