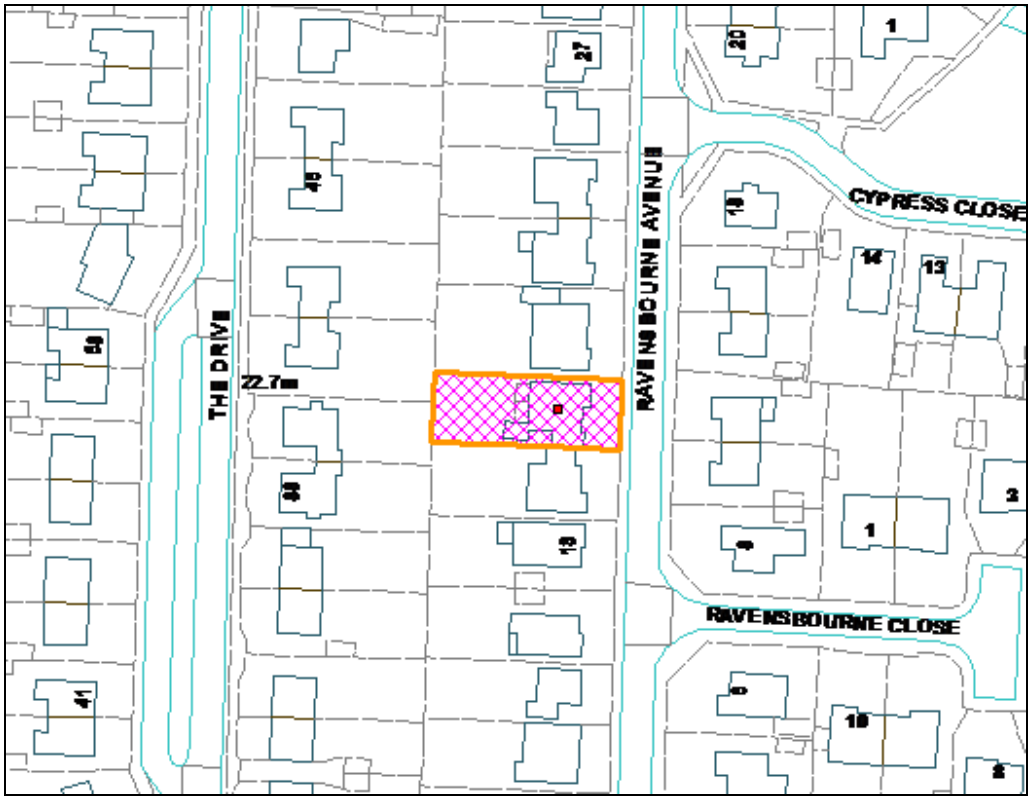
Application Number: AWDM/0097/16 **Recommendation – APPROVE**

Site: **17 Ravensbourne Avenue, Shoreham-By-Sea**

Proposal: **Rear hip to gable rear roof extension; side dormer on north elevation; rooflights to side roofslopes; raised steps and platform to south elevation and new decking to rear**

Applicant: Mr Ian Leishman Ward: Buckingham
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to a detached hip roofed bungalow on the west side of Ravensbourne Avenue. It is proposed to extend the roof at the rear to form a gable with rear-facing window, plus a pitched roof dormer and rooflight constructed in the north roofslope, three rooflights in the south rooflsope and one rooflight at the front.

It is also proposed to construct a raised deck at the rear, 0.5m high, plus external steps to new patio doors on the south side.

The applicant is related to a member of staff.

Consultations

Southern Water: Request informative relating to need for formal connection to the public sewerage system

Representations

1 letter of comment was received asking if there was a window proposed on the first floor rear elevation. It was confirmed that your officers that this is the case but no further response has been received.

Relevant Planning Policies and Guidance

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 (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Visual amenity

The application property is one of a group of similar bungalows in the street with no significant visible alterations to their roofslopes. However, planning permission was granted last year for a dormer extension at the side of No.11 (AWDM/1370/15). The proposed alterations to No.17 would not have a significant impact on the streetscene. The main gable extension is at the rear while the proposed dormer is a modest size (2.7m wide) and is centrally located within the roofslope. It is also set back from the front of the property and will not be unduly prominent. The proposed rooflights will also

not cause any significant adverse impact on the design and character of the building or locality. The front rooflight constitutes permitted development.

Residential amenity

The application property projects to the same depth at the rear as its neighbours to the north and south. The proposed gable roof extension will not increase the depth of the house and it will not have an adverse impact on light or outlook for the neighbouring occupiers.

Both neighbours have roofslopes with no openings. The proposed dormer will serve a bathroom and is to be obscure glazed and non opening below 1.7m. The proposed rooflights are to be clear glazed and openable. Of these, the north facing rooflight will sit above a stairwell while the central rooflight on the south roofslope will be high level and will serve a wardrobe/dressing room only.

The other two rooflights on the south side will serve bedrooms but these will be 1.7m above the floor level of the room. While they will be clear glazed, in this case they will face the blank roofslope of No.15 and should not result in any adverse loss of privacy.
The proposed decking will be 0.5m above the ground, the level of which slopes north-south. It will be set off the southern boundary which is formed by a 2m high closeboard fence. Given the existing screening, the distance to the boundary and the relatively small area of the decking proposed, no adverse overlooking is anticipated.

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. External materials to match existing
3. Glazing in dormer to be obscure glazed
4. Approved plans

Informative: Southern Water

14th March 2016