Development Control – Delegated Officer Report

Application Number: AWDM/0415/16 Recommendation – APPROVE

Site: 24 Southview Close, Shoreham-by-Sea, West Sussex BN43 6LJ

Proposal: Rooms in roof with hip to gable roof extension on north side elevation and dormer to front (west) elevation

Date of site visit: 07.04.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow, that has already undertaken certain extensions e.g. rear dormer; rear single storey extension; long single storey detached summer house; rear extensions to existing detached garage (extensions up to the rear boundary); there are also various sheds/glass houses within the rear garden.

The topography of the rear garden is higher at the rear section than the dwellinghouse

The street is made up of predominantly semi-detached bungalows, some of which have undertaken roof extensions and have installed front dormers. The street directly to the rear of the application site (Chiltern Close) are two storey residential dwellings. Other streets that back onto the application street, are also two storey.

Proposal

Planning permission is sought for a hip to gable roof extension; together with a front flat roof dormer. The dormer will measure some 3.5m wide x 1.7m high x 3.2m deep and it will be set some 600mm below the ridge of the existing roof.

A window is shown within the new 1st floor side elevation to serve the new staircase, with a rooflight within the new rear roofslope. Further, a new window is proposed in the side ground floor to serve a new wc. The new dormer will serve the existing bedroom and enable the provision of an en-suite.

Consultations:
Southern Water: Should the application be approved request the standard informative regarding new connection to the public foul and surface water sewer be made.

Also the applicant is advised to discuss the future ownership of sewers with Southern Water.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed hip to gable would be an acceptable design given the changes to the bungalows that have taken place within the street. The bungalows were all originally hipped roofs and some have done half hipped (including the neighbouring property no. 25), at least two further into the close and more along the road. However, there is at least one which has gone to a full gable.

Following negotiation the front dormer was reduced in width by 300mm to 3.5m to improve its visual balance in relation to the existing front gable feature. As amended it is considered to be in accordance with the street scene as there are other examples of flat roof dormers on the bungalows to the front elevation

Residential Amenity

The outlook of the neighbours, no. 23 is not considered to be unacceptably affected as firstly there will be a 5m separation, and secondly, the new roof section will be within the central part of the bungalow 'facing' the central part of the side wall of no. 23. The hip to gable is not considered to be overbearing onto that property, and the window will only serve the staircase, and it would thereby be reasonable to apply a condition to any approval, requiring that window to be obscure glazed.

The new gable end roof and front flat roof dormer are considered to mimic others in the street and will not adversely affect the amenities of neighbours.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. 1st floor side window to be obscure glass

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.
2. Southern Water Informative re. existing on site public sewers
3. Connection to public sewerage - contact Southern Water

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

Case Officer: Eve Hearsey Date: 09.05.2016

Authorised by: Jo Morin Date: 10.05.2016