expires 24/4

Development Control – Delegated Officer Report

Application Number: ADC/0071/09 **Recommendation - Application Refused**

Site: **5 Winterton Way Shoreham-by-Sea West Sussex BN43 5RE**

Proposal: **Ground and first floor rear extensions, raising of roof to form rooms in roof and addition of pitched roof to existing garage**

The Application

The application property is a detached bungalow on the west side of Winterton Way with a shallow pitched roof rising to a ridge height of 4.9m. It has a large rear garden containing a detached flat roofed garage served by a driveway running down the northern boundary with no.7. Planning permission was granted in March 2008 for the raising of the height of the roof by 2m at its highest point to enable additional living accommodation to be formed within the roof void served by a rear dormer (ADC/0072/08).

A single storey pitched roof extension was also approved at the rear adjacent to the driveway, together with a smaller extension which would partially infill a recess at the rear of the existing building.

This application seeks to amend the approved scheme by removing the proposed rear dormer and constructing a two storey extension at the north west corner of the dwelling over part of the previously approved ground floor extension. The two storey element would project 7.7m to the rear, when measured from the roof of the bungalow, and would extend 3m beyond the existing rear wall of the bungalow, 6.5m high. It would be set in from the edge of the dwelling by 0.6m and would extend up to the new, raised ridge of the main dwelling.

The application also proposes to construct a hipped roof on the flat-roofed garage, raising its height from 2.6m to 4m. Permission is required as it is higher than 2.5m and within 2m of the boundary with 3 The Marlinspike.

Consultations and Representations

Consultations/Comments

None

Third Parties

3 letters received from the occupiers of 7 and 9 Winterton Way and 3 The Marlinspike objecting on the following grounds:

- The addition of a pitched roof to the garage would cause a loss of light and loss of view

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The existing bungalow has a distinctive appearance and it was previously considered that the raising of the ridge and the single storey extensions would not unduly harm its character. However, the addition of a large two storey extension at the rear would be harmful to this presently modest property. The height and depth of the proposed extension would dominate the building to the detriment of its character.

The addition of a pitched roof to the garage is not considered to be detrimental, however, as that building is some 40m from the road and it would not have a significant impact in the street scene.

Residential amenity

The proposed two storey extension, while substantial, is unlikely to result in any significant loss of light or outlook for the adjoining occupiers. To the north, No. 7 is separated by the driveways for each dwelling, a distance of 6m in total. There is also a garage belonging to No.7 which sits between the extension and No.7.

To the south, No.3 is 11m from the extension. However, a first floor bedroom window is shown facing towards No.3 which is considered to be unneighbourly and which has the potential to cause overlooking. This should either be removed or replaced with a high level window if permission were to be granted. However, for the reason stated earlier, the application is not considered to be acceptable on visual character grounds.

The proposed roof addition to the garage has raised a number of objections. However, it is not considered that the pitched, fully hipped roof will cause the building to be substantially bulkier to an extent that is likely to cause a loss of amenity. The garage is immediately on the boundary with 3 The Marlinspike which is some 29m further north. To the north east, Nos. 7, 9 and 11 Winterton Way are 15-29m away. It is not considered that there would be any significant loss of light or outlook to those properties arising from this proposal. Loss of view is not a valid planning consideration.

Recommendation

REFUSE on ground that :-

1. The proposed two-storey extension, by reason of its height, bulk and massing, would be out of keeping in scale and appearance with the existing dwelling and to the detriment ~~of its character.~~ of the visual amenities of the locality. It would therefore conflict with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

Case Officer [redacted] Date 25/3/09

Planning Services Manager [redacted] Date 25/3/09

Chair of DC Committee [redacted] Date 26/03/09