Development Management - Delegated Officer Report

Application Number: AWDM/0536/12 **Recommendation – Approve**

Site: **35 The Marlinespike, Shoreham-By-Sea, West Sussex, BN43 5RD**

Proposal: **Single storey rear extension and roof extension to form rear gable end**

Date of site visit: 1 May 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached gable-fronted bungalow on the south side of The Marlinespike. It has a smaller gable-fronted projection at the front and a flat roofed side extension comprising a garage and family room on the east side, abutting a similar extension at the side of the adjoining bungalow. No.35 has rooms in the roof served by flat-roofed dormers on the east and west sides and a window in the front gable. The rear roofslope is fully hipped.

Permission is sought to extend the rear roofslope to form a gable end and to construct a ground floor extension at the rear.

The gable extension will increase the ridge length by 5m but it will be no higher than the existing roof and does not project beyond the rear wall of the bungalow. A window is shown in the rear gable wall with rooflights on both sides of the roofslope. An application for a Certificate of Lawfulness for this work was approved in June 2009 (ADC/0143/09) and work on this element has commenced on site.

The rear extension, as amended, measures 3.3m deep and 4.2m wide at its eastern end with a flat roof measuring 3m high and containing a raised roof lantern, before stepping back by 1m for the remaining width of the bungalow at the western end with a pitched and gable-ended roof, 4.5m high. A rooflight is shown on both sides of the roofslope.

An application for a front extension was also submitted and was refused last month (AWDM/0535/12).

Relevant site history

Application for a Certificate of Lawfulness for roof extension was approved in June 2009 (ADC/0143/09).

Consultations

None

Representations

1 objection received from the occupier of 10 East Meadway on the grounds of loss of privacy (NB objection was subsequently withdrawn as work had already started on the roof extension and in the objector's view an objection was futile - it was explained to him that this work was being carried out under a Certificate of Lawfulness).

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The roof extension is at the rear of the dwelling and does not have an impact on the street scene.

The ground floor extension respects the character and appearance of the existing dwelling and the part gable end is in keeping with the proposed gable to the main roof. At 3.3m deep it complies with the Council's DC Standard on extensions.

Residential amenity

The rear ground floor extension will not harm the amenities of neighbouring residents. To the west, No.37 has a single storey rear extension and conservatory. The proposed extension will not harm light to or outlook from that property. To the east, No.33 has not been extended but the proposal is sufficiently distant from the boundary (2.5m) and of a depth (3.3m) as to not harm light and outlook at that property.

At the rear, the dwellings in East Meadway are only 14m from the front wall of the extension which is less than the 22m usually considered to be the minimum acceptable distance. However, the existing back-to-back distance is already below 22m and the extension comprises a ground floor addition which should not result in any material increase in overlooking.

The rooflights have been installed and are clear glazed, openable and less than 1.7m above the floor level of the room in which they are installed. Ordinarily, they should be obscure glazed at the very least to prevent overlooking of neighbouring gardens. Views to the west face over the roof of the neighbour's rear extension and do not result in a loss of privacy. To the east, however, the rooflight faces the side of No.33. In order to prevent overlooking, the applicant has agreed to alter the east-facing rooflight to be fixed shut and fitted with an obscured film over the glass. This can be required by condition.

The rear window in the new gable faces the dwellings to the rear and will also cause some overlooking. However, there is an element of mutual overlooking here and the window is smaller than that shown on the drawings submitted with the application for the Certificate of Lawfulness. An objection is not therefore considered to be sustainable.

Accessibility and parking

The application does not affect parking and access at the property.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. East-facing rooflight to be fixed shut and fitted with obscured film.
4. Approved plans

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

Case Officer: Peter Barnett Date: 1 August 2012

Authorised by: P Devonport Date: 1.8.12