Application Number: **Recommendation –** Approve
AWDM/0013/14

Site: 35 The Avenue Shoreham-By-Sea

Proposal: Addition of front gable to extensions previously approved under AWDM/0523/13 (west side extension with accommodation in roof space, front dormer and hip to gable roof extensions at rear and east side)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a front gable roof extension (to measure 3.6 metres in height, 3.8 metres in length, and 8 metres in width) to a detached bungalow with an extant permission for various other roof alterations (AWDM/0523/13 refers).

The site is opposite the road junction with Buckingham Avenue. The building has been extended with a flat roofed extension to the side and rear. The site slopes up steeply from street to the bungalow and there is a change in level from west to east, with No.37 to the east being slightly lower and No. 33 slightly higher.

No. 33 is two-storey with flat roofed garage to the shared boundary. No.37 is two-storey with a single storey lean-to addition to the shared boundary.

The surrounding area is an outer residential suburb of Shoreham comprising of a mix of dwelling types and designs.

Relevant site history
AWDM/0523/13
West side extension with accommodation in roofspace, front dormer and hip to gable roof extensions at rear and east side
Approved Conditionally 09-09-2013

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan (saved policies): AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The character and appearance of the area is mixed with variety in the housing types and designs. The 'face-on' silhouette of the resultant building has been accepted in planning approval AWDM/0523/13. There has been no material change in site circumstance since this decision to warrant a decision made on this application to be otherwise.

The new gable instead of the existing hip would add more bulk to the building's frontage but the hierarchy of roof forms would not be detrimentally affected; the main roof would still be most recognisable with the smaller roof subservient. The pitch of the gable would follow the pitch of the smaller gable. Gabled roofs are a feature of other buildings in the immediate street.

Residential amenity

It is the neighbours to either side who would be principally impacted upon by this development (which is physically removed from the remainder).

The new gable would add more bulk to the building's frontage which would remove some light and outlook away from the neighbours.

However the new gable is angled away from the shared boundaries to neighbours and the distance between the new gable and neighbouring buildings would be sufficient to avoid undue overbearing and overshadowing effect.

The window in the front gable overlooks the public street. The roof light in the side roof slope of the gable would not allow for intrusive overlooking onto neighbours and unacceptable loss of privacy.

In the granting of AWDM/0523/13, the impact from the remaining roof alterations onto the residential amenities were considered acceptable. There has been no material change in site circumstance since this decision to warrant a decision made on his application to be otherwise.

Contamination

According to Council records the site is not contaminated.

Since approval of AWDM/0523/13 consultation with the Council's contamination officer has been refined and the condition requested on the earlier approval is no longer sought; therefore the informative is also unnecessary.

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 consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Matching materials
4. No further side windows without approval

Informative:

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.

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

Case Officer: Matthew Porter Date: 30-01-2014

Authorised by: Peter Barnett Date: 31 January 2014