Development Management - Delegated Officer Report

Application Number: **AWDM/0746/15**

Recommendation – Approve

Site: 13 New Barn Road, Shoreham By Sea

Proposal: Rooms in roof with barn end gable to side and front and rear dormers. Single storey rear extension to west elevation to replace existing conservatory.

Date of site visit: 25 June 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to one of a pair of semi-detached bungalows located on the west side of New Barn Road. The ground level steps up from south to north with the adjoining bungalow set at a slightly higher ground level and with a step in the floor, eaves and ridge level. This is a predominantly residential area comprising of similar bungalows, many of which have been extended with dormers and gabled extensions including at the adjoining bungalow at No.15.

Planning permission is sought for an extension to the side hipped roof to form a barn-hip roof. A front dormer is proposed which would measure 3.9 metres in width and 2.2 metres in height and a rear dormer is proposed which would measure 4.4 metres in width and 2.9 metres in height and would have a Juliet style balcony. The dormer windows would be finished in tile hanging. A 5.4 metre deep single storey rear extension is also proposed, spanning the width of the bungalow and measuring 3.2 metres in height from the lowest ground level point with a flat roof and a roof lantern protruding 0.6 metres above the roof level. The extension would be finished in white painted render and dark grey aluminium doors are proposed for the extension and rear dormer.

Relevant site history
None relevant at the site.

No.15 – planning permission granted on 23.12.2010 for front and rear dormers and hip to gable extension ADC/0406/10 refers.

Consultations
None relevant

Representations
None

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'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The adjoining bungalow has been extended with a barn hip extension and front and rear dormers which were approved in 2010 under planning permission ADC/0406/10. The proposed roof extensions would generally match the scale and form of those approved at No.15 and given the that there are many other varying examples of large roof extensions in the vicinity, despite their fairly bulky appearance, the proposed roof extensions would not have a significant impact on the character of the area and so a refusal would not be justified.

The single storey extension would be at the rear of the house and only the side elevation would be visible as a glimpse view in the streetscene, set well back in the site. There are other flat roofed extensions at neighbouring properties and the use of matching materials would help blend the extension with the recipient building.

Design and impact on visual amenity are considered acceptable.

Residential amenity
Given the relationship with neighbouring bungalows there would be no significant impact on neighbouring occupiers as a result of the roof extensions. A side window is proposed which could be obscure glazed to protect neighbour privacy. A condition is recommended accordingly.

The full depth of the rear extension would not be appreciated from either neighbouring property where on the north side it would extend approximately 2 metres beyond the end of the adjoining neighbours own extension (and set at a lower ground level) and to the south there is an intervening garage, driveway and a tapered rear extension at No. 11. Having regard to the scale of the extension and the relationship with neighbouring dwellings it is considered that there would be no significant harm caused to neighbour amenity.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No further side windows
4. Obscure glazing/fixed to 1.7m to side windows
5. Permission relates to approved plans:

Drawing number CH 679/001 entitled ‘Location & Block Plans’ deposited 18 May 2015
Drawing number CH 679/002 entitled ‘Existing Plans’ deposited 18 May 2015
Drawing number CH 679/003 entitled ‘Existing Elevations & Sections’ deposited 18 May 2015
Drawing number CH 679/004 rev A entitled ‘Proposed Plans’ deposited 18 May 2015
Drawing number CH 679/005 rev A entitled ‘Proposed Elevations’ deposited 18 May 2015

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: Rebekah Smith Date: 7 July 2015

Authorised by: Peter Barnett Date: 8 July 2015