Expiry Date – 10/01/13

Development Control – Delegated Officer Report

Application Number: AWDM/1413/12 Recommendation – APPROVE

Site: 6 Swanbourne Close

Proposal: **Front dormer extension and raised rear terrace at ground floor with railings.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the south side of Swanbourne Close, a small cul de sac of 1960's bungalows on the east side of Norbury Drive. The application site and No. 8 to the east are similar gable ended bungalows. Other bungalows in the street are larger, set closer to the road and have more imposing rooflines. The main front wall of the application site sits back behind No. 4 and is obscured from view on approach.

Swanbourne Close is not in a conservation area and the application property is not a listed building.

The property has a rear dormer, which is to be enlarged under permitted development. Permission is sought for a front dormer and also for a rear terrace area off the ground floor living room. The land slopes down from the roads such that the internal ground level is considerably above garden level at the rear.

Relevant Planning History

None.

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Representations

No neighbour responses received.

Lancing Parish – No objection.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
South East Plan (GOSE 2009): BE1, CC1, CC6
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7.and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Principle

Where extensions will have no significant impact on neighbours and are of an acceptable design permission will generally be forthcoming.

Visual amenity

Policy AH7 (b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. DC Standard No.3 states that dormers should not overdominate the roof.

The enlarged rear dormer is to be erected under permitted development and is not part of this application.

The front dormer is for consideration and has been reduced in size since it was first submitted. This dormer is the only window to a bedroom. The revised proposal measures 2.3 metres in width and is 1.9 metres in height. It has a two pane window and is to be tile hung.

Swanbourne Close is a small cul de sac of 9 bungalows of more than one design. There are no front dormers on any of these properties. However, very close by and in some cases visible from the site there are front and side dormers which are larger than proposed in this case, (e.g. 25, 26 and 28 Norbury Drive and 3, 4 and 6 Heyshott Close).

It is not considered that the introduction of this front dormer will be significantly damaging to the appearance of the property or the wider streetscene. It will have no impact on neighbour amenity.

Residential amenity

Also proposed is a raised rear terrace off the back living room. This terrace is largely 3 metres in depth by 5.5 metres in width. There is also a narrow element of 3.9 metres in width by 1.1 metre in depth which gives further access to the main terraced area and centrally positioned steps down into the garden.

The internal floor level at the rear is 1.2 metres above patio level and is accessed down six steps looking towards No. 8, the garden then slopes down again further into the site. The terrace is proposed at internal floor level.

The main element of the terrace will sit 7 metres off the boundary with No. 4. The rear building of No. 4 sits closer to the road than the application. Windows in the house at

No. 4 will not be overlooked from the main terrace area. A raised view over the garden at No. 4 is visible from the rear living room and from the existing staircase platform as well as the existing rear dormer. It is not considered that at the distance from the boundary No. 4's privacy will be severely affected by this terrace. The narrow element of the terrace is within 3 metres of the boundary and so a 1.6 metre high obscurely glazed privacy screen has been introduced to the western end of it to minimize any intrusion felt. On this basis it is considered that the raised terrace area will not cause any harm to No. 4.

No. 8 to the east has a prefabricated garage on the boundary of the site which extends at least 4.5 metres beyond the rear wall. Again this degree of separation and screening is considered to be adequate to prevent any significant harm from overlooking. The site itself is overlooked by dormers at No. 8, a gable window at No. 4 and 7 Norbury Close to the rear.

Recommendation

APPROVE for the reason:-

The proposed revised 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 National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7.and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' and South East Plan (GOSE 2009) policies BE1, CC1 and CC6.

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing
4. Privacy screen erected before first use

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 23/1/13

Authorised and signed by: PD Date: 24.1.12