Development Control – Delegated Officer Report

Application Number: AWDM/1193/16 Recommendation – APPROVE

Site: 72 Connaught Avenue, Shoreham-by-Sea, BN43 5WJ

Proposal: Rooms in roof with hip to gable roof extension to west side elevation, and front dormer.

Date of site visit: 14.09.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached, render finish bungalow, situated on the north east side of Connaught Avenue, off a service road. The bungalow has a 1930's influence on the front, having a curved wall. The property has a small front garden and an average rear garden, with hedging to the boundaries, although there is evidence that the hedging is being removed. There is an angled semi-detached garage within it, the other half of the garage relating to no. 74. The application site and its neighbour no. 74 share a drive to their respective garages.

No. 74 has a rear, glazed conservatory. No. 70 has a front and rear dormer, together with a rear extension approx. 3.5 m in depth onto the boundary with no. 72. It also has undertaken a hip to Sussex hip roof extension.

The surrounding area is made up of a mix of dwelling styles and type, with the small group of bungalows, and further along the road, 2 storey residential properties.

Proposal

Planning permission is sought for a single-storey rear extension; a flat-roofed roof dormer; and a hip to gable roof extension.

The rear single storey extension measures approx. 6.2m wide x 3m deep. It will be a mono pitch roof with a valley gutter. The height at its outside front will be some 3m high and some 2.5m at the point where it physically attaches to the bungalow at the valley gutter.

The front dormer will measure approx. 2.6m wide x 1.8m high x some 3.4m deep.

The hip to gable roof will be to the height of the existing ridge.

The existing door and windows on the side elevation (west) will be bricked up and a new small window serving the bathroom will be put in place.

Finally the single storey rear extension will have a series of windows/glazed doors to the width of some 4.8m x 1.9m high, above this glazing will be the same width in opening and non-opening fanlights to a height of approx. 500mm

Consultations: Southern Water:

- Require a formal application for a connection to the foul and surface water sewer to be made by the developer
- Request an informative if application is approved

Representations: Letter of objection from 70 Connaught Road

- The rear dormer is too large
- Object to the size, design and appearance on the small bungalow
- The dormer is overpowering and will affect our light
- The weight of the dormer will put strain on shallow foundations, which will affect our property
- No objections to the development in general, but request that the dormer is scaled down and moved further away

Relevant Planning Policies

Submission Adur Local Plan 2016: P2, P15
Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The hip to gable roof extension does not marry with the adjoining neighbouring property, no. 70, which has a hip to Sussex hip roof extension, and the front flat roof dormer is offset to the side of the roof whereas no. 70's front flat roof dormer is positioned centrally. However these anomalies are not considered to result in a significant loss of visual symmetry as to withhold planning permission.

The rear single storey extension will be marginally offset from the side boundary with no. 70, who themselves have a single storey rear extension which has been constructed up to the side boundary with no. 72. The proposed rear extension will have a mono-pitch roof, with the fall going towards the existing dwelling creating a valley pitch. The roof will have low emissivity double glazed roof. At 3m deep, the rear extension is not considered to be an unreasonable depth, and will not have an unacceptable

impact on its adjoining neighbouring property no.70, indeed it will be shallower than its neighbours extension.

The rear will also be installing decking from the rear of the extension up to the side elevation of the existing garage, and fencing and a gate will form the side section of the decking, securing the existing open garden area.

The roof of the existing garage is currently corrugated cement, and this will be changed to a twin skin polycarbonate roof.

The side elevation of the bungalow will see the bricking up of the existing openings (a door and 3no. windows), and the creation of a new, small, bathroom window.

Note: It should be noted that the large rear, flat roof dormer with Juliette balcony, are not being considered here, as the plans have notated that they will be provided under permitted development rights. Thereby any problems raised by the neighbouring property will be private matters.

Residential Amenity

All of the changes to which planning permission is sought, are not considered to result in any unacceptable harm onto the neighbouring residential properties or the character of the area in general

Recommendation

APPROVE subject to the following conditions

1. Plans
2. Standard time limit
3. The materials shall be in accordance with the approved plans
4. No windows in side walls without p.p.

Informative

1. Approved following amendment
2. Southern Water requirements
3. Sewer may be on site
4. The rear roof dormer is not being considered as shown on plans to be constructed as permitted development

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

Case Officer: Eve Hearsey Date:07.11.2016

Authorised by: Jo Morin Date: 07.11.2016