Expiry Date – 17/5

Development Control – Delegated Officer Report

Application Number: AWDM/0439/18 Recommendation – Refuse

Site: 41 Slonk Hill Road, Shoreham

Proposal: First floor front extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 4/5

Site and Surroundings

This application relates to a detached bungalow on the south side of Slonk Hill Road at its junction with Truleigh Way. The site and its neighbour to the west have projecting hipped roof front additions but the main roofs are fully gabled. Further west the bungalows are of a different design with flat roofed bays and flat roofed garages featuring. Further east, beyond Truleigh Way are a few more bungalows in the style of the application site. On the opposite side of the road the bungalows differ in style again and some have front dormer additions.

The existing property sits on higher ground than houses in Truleigh Way. Slonk Hill Road climbs up from the west and Truleigh Way falls towards the south.

The existing property has been extended at rear roof level, including a raised ridge which is very noticeable in the street, and at rear ground floor.

The property is not in a conservation area, is not listed and there are no protected trees on the site.

Proposal

Planning permission is sought to lift the side walls of the front addition by 1200mm and to add a new pitched roof with a ridge height to the raised ridge height of the main roof to create a full first floor. Two additional bedrooms and a bathroom are proposed to be created with two front facing gable windows and two west side rooflights.

Relevant Planning History

AWDM/0090/15 – Single storey rear extension. Granted 2.4.15

SU/46/90/TP- Retrospective Application For Additional Windows And Amended Door Position. Granted 22.5.90

SU/257/89/TP - Single-Storey Rear Extension. Granted 5.1.90

SU/303/77/TP - Rooms In Roof. Granted 31.8.77

Consultations

None undertaken.

Representations

One objection received from 3 Trueligh Way summarised as follows:

i. obstruction of light and sun into garden in late afternoon.
Ii. Two previous extensions already cause this problem which will be exacerbated by this latest proposal.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

Slonk Hill Road is a street of bungalows. Some have had rooms added in the roof. None has been extended to create a full first floor.

Policy 15 of the newly adopted Adur Local Plan

Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:

- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;*

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development

Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

Development Management Standard No.2 "Extensions and Alterations to Dwellings" includes the following advice for applicants.

The appearance

2.5 The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally. An extension which is acceptable in a low density modern development may not be acceptable in a town centre location. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.

2.6 The following principles should also help to ensure that he criteria discussed able are met:

- *Extensions should generally respect the architectural period and style of the existing dwelling and the area.*
- *External construction materials should usually match in colour and texture the materials of the existing dwelling.*
- *Windows or other openings should be in scale with the extension and should be in line with and match the proportions and style of existing windows.*

Dormers and Roof extensions

3.11 Rear dormers and other roof alterations like hip-to-gable extensions may be able to be carried out as permitted development. Where permission is required, they should not be so large that they over-dominate the dwelling, resulting in a top heavy "box-like" appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the room(s) proposed without adding very large flat-roofed dormers, permission will not normally be granted.

3.12 The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable that one large one, provided they are of sufficient distance apart. In some locations, front dormers may not be acceptable if for example they would spoil the special character of a Conservation Area or if there are currently no other front dormers present in a particular street scene.

The proposed front extension does not respect the prevailing local character of Slonk Hill Road, which is a street of bungalows. The extra height added to the main ridge is already prominent. To raise the height of the subordinate front gable addition to the same height would not be in keeping with the design and proportions of these bungalows.

Its scale, mass and proportion will not add to local distinctiveness and it would be harmful to the appearance of this bungalow and the wider area.

Neighbour amenity

No. 3 Truleigh Way sits at right angles to the site and its rear garden boundary runs parallel with the flank wall of the site and its rear garden. No. 3 does not have a deep garden and the site is at a higher level to No. 3. The first floor extension proposed would be overbearing for residents of No. 3 and would affect the light received to their west facing living room in the afternoon.

Recommendation: **REFUSE** for the following reasons:

1. The proposed first floor extension would, by reason of its size, proportions and design, be out of character in Slonk Hill Road. It would be a discordant and dominant form of development, harmful to local distinctiveness and harmful to the appearance of the bungalow and the wider area. The proposal is therefore contrary to policy 15 of the Adur Local Plan 2017, adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" and the relevant paragraphs of the National Planning Policy Framework relating to good design.

2. The proposed first floor extension would, by reason of its height, mass and position, be harmful to the living conditions of the occupiers of 3 Truleigh Way due to an overbearing impact and loss of light. The proposal is therefore contrary to policy 15 of the Adur Local Plan 2017 and adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings".

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 15.5.18
Authorised and signed by:	Peter Barnett	Date: 15 May 2018