Development Management - Delegated Officer Report

Application Number: **AWDM/1370/15** **Recommendation – Approve**

Site: **11 Ravensbourne Avenue**

Proposal: **Roof extension including side dormers, rooflights and rear extension. (Re-submission of AWDM/0752/15)**

Date of site visit: 26 October 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The site relates to a detached bungalow located on the west side of Ravensbourne Avenue. The bungalow is the southernmost of a group of six similarly designed hipped roof bungalows in the street. To the south and opposite the site there are other two storey detached and semi-detached houses. The ground level slopes down from north to south with a change in level of approximately 0.4 metres between property boundaries and floor levels at the application site. The bungalow has a garage to the north side connected to the house by a lean-to covering and adjoining the garage of the neighbouring bungalow to the north. The bungalow has also been extended to the rear with a modest lean-to conservatory.

Permission is sought for an extension to the rear which would measure approximately 3 metres in depth and extend the main ridgeline to the rear to form a gable to allow for accommodation within the extended and existing roofspace. A Juliet style balcony is proposed to the new rear gable.

The dormer windows would measure approximately 3 metres in width on the north side and 3.4 metres in width on the south side, each measuring 1.8 metres in height with a sloping roof. Matching materials are proposed.

This application follows a previous scheme for a rear extension and roof alterations where the footprint of the extension was proposed at approximately 4 metres in depth and with dormer windows which proposed at 5.9 metres in width on the north side and 3.4 metres in width on the south side. As originally proposed the previous application also included a roof extension to form a gable to the front elevation as well as the rear. The application was withdrawn following concerns raised over the visual impact of the north dormer and impact of the rear extension on residential amenity (AWDM/0752/15 refers).

Relevant site history
As above

Consultations
None

Representations

- Two representations received from the occupiers of dwellings to the rear of the site objecting to the application on the grounds of privacy, light and noise and trees and landscaping and raising specific concerns over the potential loss of trees and shrubs that would cause loss of privacy.

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)
Manual for Streets (2007)

Planning Assessment

Visual amenity

The application dwelling is well separated from the neighbouring bungalow to the north at No.13, making open views of the side elevation apparent in the streetscene. Bungalows to the immediate north of the site are similarly designed hipped roof bungalows with no significant visible alterations to their roofslopes. To the south the relationship with the neighbouring two storey house is more close-knit with approximately 2 metres between the side walls of the application dwelling and neighbour at No.9.

The relationship with neighbouring dwellings is such that the alterations to the south side roofslope would not have a significant impact on the streetscene. The extension at the rear has been designed to extend the ridgeline and form a gable at the rear. It is considered that the design of the proposed rear extension and south side dormer and rooflights, would not cause any significant adverse impact on the design and character of the recipient building or locality, having regard to their positioning and lack of prominence in the streetscene, subject to the use of matching materials. The width of the dormer on the north side has been reduced significantly since the previous submission and given its position set back from the front of the house aligning with the rear garage approximately and with a clear area of roof visible surrounding the dormer extension, it would not appear so bulky or prominent as to warrant refusal of the application.

Subject to the use of matching materials, design and impact on the character of the area are considered acceptable.

Residential amenity

To the north of the application site, the impact of the proposed extensions is limited by the separation distance of approximately 8 metres between the side wall of the application dwelling and that of No.13 and by the intervening garages at the application site and the neighbouring bungalow. No. 13 is also set at a slightly higher ground level (approximately 0.4 metres higher). The relationship on this side is such that the proposed rear extension would not have any significant adverse impact on the amenities of the occupiers of No.13 and there is no significant impact to this occupier arising from the bulk of the dormer extension, privacy can be protected by obscure glazing and rooflights have been set above 1.7m above the finished floor level.

The main impact of the proposed extensions and alterations would be to the occupiers of the two storey house at No.9 to the south of the site where the ground level slopes down with floor levels approximately 0.4 metres lower than the application site.

No. 9 has a single storey conservatory addition to the rear which does not extend beyond the line of existing rear wall of the application dwelling. The proposed rear extension would result in a 3 metre deep extension set approximately 1 metre from the common boundary on this side and set at the higher ground level in relation to this neighbour at No.9. The height of the extension would be 5.9 metres to follow the main ridgeline. The current scheme represents a reduction in depth of the extension to less than what is possible under permitted development although in this case the roof height would be set above the permitted development limitations. The bulk of the roof would slope away from the boundary and given the reduction in depth proposed, would not be overbearing or cause any significant loss of light given the site orientation. The side rooflight windows set towards the rear of the side elevation where there is potential for overlooking have been set at a high level. The dormer window on the south side would face onto the two storey side wall of No. 9 and the applicant has indicated obscure glazing to this window. Subject to the inclusion of obscure glazing to side windows the proposed rear extension, dormer windows and rooflights are considered acceptable.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Obscure glazing
4. No further side windows – south side
5. Permission relates to approved plans:
   Site Location plan deposited 17 September 2015
   Unnumbered block plan deposited 30 October 2015
   Drawing number 10430-1Ja entitled ‘Extension and loft conversion’ deposited 30 October 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? Y

Case Officer: Rebekah Smith Date: 16 November 2015

Authorised by: Peter Barnett Date: 17 November 2015