Development Management - Delegated Officer Report

Application Number: AWDM/1055/13 Recommendation – Approve

Site: **48 Hawkins Crescent, Shoreham-By-Sea, West Sussex, BN43 6TP**

Proposal: **First floor rear extension over existing ground floor and new garage**

Date of site visit: 2 September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached hipped roof bungalow on the east side of Hawkins Crescent. It has rooms in the roof served by a dormer on the north side and rear. The bungalow has been extended at the rear with a ground floor flat roof extension. There is a detached flat roof garage on the north side. The bungalow has a hipped roof front projection with a lower roof than the main ridge.

The proposal is to construct a new part attached garage to the north side, extending forward of the existing garage to be in line with the front wall of the bungalow and further at the rear. It will be 12m in length in total. The extension will be flat roofed predominantly but will have a hipped roof at the front which will tie in with the existing roof of the front projection on the bungalow. It will be 5.1m wide but will be narrower at the rear as there will be a passageway between the garage and the side of the bungalow to enable light to continue to reach the kitchen and bathroom windows on that side of the property.

At the rear, the existing ridge is to be extended over the ground floor extension to form an additional bedroom, maintaining the hipped form of the roof. However, it will provide a new gable on the east elevation containing a Juliet balcony. The extension will be 7.5m long. The existing dormer on the north side is also to be extended to provide a bathroom, with obscure glazed window.

Relevant site history

SU/18/99 - Garage And Single-Storey Extension On North Side - approved

Consultations

None

Representations

None received

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'
Assessment of Saved Policies against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extensions are not considered to result in visual harm.

The garage extension will bring the garage forward but there will be a slight set back from the front wall of the bungalow. The new roof at the front of the extension will tie in to the existing hipped roof on the small front projection and will be subsidiary to the main roof.

The extended side dormer and proposed rear extension will be largely hidden from public view. They are considered to respect the character and form of the existing property.

Residential amenity

The garage extension will increase the bulk on the boundary with No.46 to the north. However, the roof of the extension will pitch away from the boundary and the garage will not project further forward than the existing bungalow. The loss of outlook and light to the nearest bay window at No. 46 will be minimal.

At the rear, the extended ridge and additional bulk at roof level will not have a harmful impact on the neighbouring dwellings. The roof is fully hipped at the sides and there is a reasonable separation of approximately 3.5m to No.46 which is also screened by vegetation within that property's garden. To the south, No. 50 is at a lower level but is also screened by vegetation within their garden which mitigates any potential loss of outlook. It is not considered, being to the north, that the extension will cause any significant loss of light.

The cill of the new rooflights will be at least 1.7m above the finished floor level and will be clear glazed and openable. At the height proposed this should not result in any loss of privacy for neighbours.

Recommendation

APPROVE for the reason:-

The proposed 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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Side rooflights to be at least 1.7m above floor level
4. Obscure glaze dormer window
5. Approved plans

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: Peter Barnett Date: 20 September 2013

Authorised by: Gary Peck Date: 23 September 2013