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Development Control – Delegated Officer Report

Application Number: ADC/0477/09 **Recommendation – Permit Application**

Site: **40 Cheal Close Shoreham-by-Sea West Sussex BN43 5RQ**

Proposal: **Raising of ridge (by 1m) to form rooms in roof with side rooflights; pitch-roofed single-storey rear extension; and east side porch**

The Application

The site is a link detached gabled roof bungalow within a row of four matching properties on Shoreham Beach. The street comprises of bungalows adjacent and opposite the site with houses to the west. There is off street parking to the front of the bungalow with an attached flat roof single garage to the side adjoining the garage at the adjacent property no. 42. The rear garden comprises of the area in the recess to the rear of the garage and the main garden area to the north of the building.

Permission is sought to raise the ridge of the bungalow by 1 metre to form rooms in the roof with side roof lights. Also proposed is a side, hipped roof porch canopy 1.6 metres in depth and 2.6 metres wide with a maximum height of 3.7 metres. Consent is also required for a single storey gabled roof rear extension 3.8 metres in depth, 5.9 metres wide with a maximum height of 4.8 metres. The proposed extension will accommodate a lounge at ground floor and three bedrooms with ensuite within the roof space.

Consultations and Representations

Third Parties: - 2 letters of objection have been received from no. 42 and no. 7 Cheal Close making the following comments: -

- The extension will block light and will be intrusive and overpowering.
- The proposed extension is not in keeping with the style of bungalows.
- The raising of the ridge will be detrimental to the aesthetics of the whole road no other properties have been developed in this way and this proposal will be inappropriate for this locality.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006) (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'

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PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected in this case are no. 42 to the west and no. 38 Cheal Close to the east. No. 42 is attached to the application site by the single garage. To the rear of the garage there are windows facing east towards the extension. The increased ridge height and rear gable extension will be visible from these windows and the garden of no. 42. However this will be at a minimum distance of 8 metres from the side of no. 40. There is also a Leylandii hedge along the boundary at no. 42 which will offer heavy screening from the development.

Amended plans have been received which show the extension moved away from the boundary with no. 42 by an additional 0.65 metres. Also the number of roof lights to both roof slopes have been reduced and are more spaced out along the roof slope, they are also shown as being fitted with obscured glazing to limit any loss of privacy to adjacent properties.

It is not considered that there will be any adverse impact on the occupiers of no. 38 Cheal Close. The porch and gable extension will be screened by the existing garage at no. 38.

Visual Amenity

The proposal for rooms in the roof will result in a ridge height increase of 1 metre. It is considered that although the bungalow is matching in appearance to those adjacent this alterations would not significantly alter the character of the bungalow which would essentially remain single storey when viewed from the street. The extensions are considered to be subservient to the main building and will relate to the scale of the adjacent buildings. It is acknowledged that this proposal may set a precedent for further, similar development in this row of bungalows however it is not considered that this would be detrimental to the visual amenities of the locality.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -
   Location/Block Plan – Date Stamped Received 15th December 2009.
   Plans and Elevations as proposed Drawing no. 02 Rev C Date Stamped Received 19th January 2010.
4. The roof lights in the east and west roof slopes of the bungalow shall at all times be glazed with obscured glass.
   Reason: - To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan.

PB 26/1

Case Officer..... [redacted] .....Date 26/01/10.

Planning Services Manager... [redacted] .....Date 26.1.10....

Chair of Planning Committee [redacted] .....Date 01/02/10