Application Number: **Recommendation –** Approve
AWDM/0523/13

Site: 35 The Avenue Shoreham-By-Sea

Proposal: West side extension with accommodation in roofspace, front dormer and hip to gable roof extensions at rear and east side

Date of site visit: 10 June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the north side of The Avenue, opposite its junction with Buckingham Avenue. The bungalow has been extended with a flat roofed extension to the side and rear. The site slopes up steeply from street to the front wall of the house (and similarly at neighbouring houses) and there is a change in level from west to east with No.37 to the east being set at a slightly lower ground level and No. 33 to the west being slightly higher.

This is a predominantly residential area comprising of a mix of dwelling types and designs. To the west at No. 33 is a semi detached two storey house with a flat roofed garage addition on its east side adjacent to the common boundary with the site. To the east at No.37 is a detached two storey house that has been extended to its west side with a single storey lean-to addition to form an annex adjacent to the common boundary with the site.

Permission is sought for a side extension to the west elevation which would incorporate accommodation in the roofspace and include a front dormer, a roof extension to the east elevation and a hip to gable extension to the rear. The side roof additions would both include a part gable wall and would follow the same roof pitch as the existing roof but be set back slightly from the front roof plane and finish with a section of flat roof set just below the existing ridge line. These additions would be tile hung to the side as would the rear of the rear hip to gable addition.

Relevant site history
ADC/0003/09 Single-storey rear/west side extension Approved Feb 2009

Consultations
Adur and Worthing Councils - The Environmental Health Officer has recommended a precautionary contamination condition.

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’
National Planning Policy Framework (CLG 2012)

Planning Assessment

The determining issues relate to the appearance of the development and its impact on visual amenity and the impact of the development on the amenities of neighbouring occupiers.

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of any potential contamination.

Visual amenity
The character of the area is mixed with variety in the housing types and designs. Although the general character appears fairly spacious, largely due to the setback from the road and presence of landscaped front gardens, there are examples in the streetscene where there is limited space between the side walls of houses such as at No.39 which is a detached bungalow with its gable walls in close proximity to neighbouring buildings either side. Having regard to this character, and given the relationship with the neighbouring properties and that they are two storey, the principle of extending to the side and with roof additions is considered acceptable.

In terms of the detailed design, whilst the general composition, scale and use of materials appears generally sympathetic, it is the section of flat roof which is of concern. Although the view of this section is fairly open from the west, much of the view of this from the east would be obscured by trees and shrubs in the neighbouring garden, although tree screening is not considered justification to allow inappropriate development. However, due to the sloping nature of the front of the site (with the house sitting at the top of the slope) and the small set back of the side additions from the main front roof slope, and the limited angle when views would be possible, the extent of this flat roof section would not be widely viewed and so on balance is considered acceptable.

A condition to secure matching materials is recommended.

Residential amenity
To the east, despite the lower ground level at No. 37, the impact of the roof extensions would be limited due to the existence of the neighbours own side extension which has no side windows. There is a side window in the main side wall of No.37 serving a kitchen and facing the application site, but there is also outlook to the front serving the kitchen and the room is open plan with outlook to the rear also. The proposed side roof extension would not extend significantly forward of the neighbours own side addition and the neighbours own extensions project well beyond the proposed rear addition. Given the scale of the proposals and the relationship described it is considered that there would be no significant impact in terms of loss of light or outlook to No.37.

Having regard to the presence of other first floor windows in neighbouring properties and the positioning of the windows proposed, it is considered that

there would be no significant loss of privacy arising from the proposals. A condition is recommended preventing any side windows without permission.

To the west, the neighbouring house at No. 33 is at a slightly higher ground level. There is an existing single storey flat roof garage attached to the main side wall and a pergola to the rear of that with no side windows at ground floor level and a side window at first floor level within the main side wall of the house which serves the stair landing. Given the existence of the neighbours' garage at No.33 and that the only affected side window serves a non-habitable room, and having regard to the separation distance retained, it is considered that there would be no significant impact on the amenities of the occupiers of No.33 in terms of loss of light or outlook. A condition is recommended to prevent any side windows without permission in the interests of protecting privacy.

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 consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No further side windows without approval
4. Permission relates to approved plans:
   Drawing Number 01 entitled 'Plans and Elevations as Existing' deposited 1 May 2013
   Drawing Number 02 entitled 'Plans and Elevations as Proposed' deposited 1 May 2013
   Drawing Number 03 Rev A entitled 'Block Plan' deposited 4 July 2013

Informative:

- Contamination precaution
- 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: Rebekah Smith Date: 5 September 2013

Authorised by: Peter Barnett Date: 6 September 2013