Expiry Date - 29/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0332/10 **Recommendation – Permit Application**

Site: **28 Woodards View Shoreham-by-Sea West Sussex BN43 5LH**

Proposal: **Loft conversion (providing additional bedroom and ensuite with 4 rooflights) and canopy above east side front door (amendment to permission ADC/0325/09)**

The Application

The application site was originally a detached bungalow set back from the road with a front driveway and a flat roofed garage attached to the west side. Permission was granted in October 2009 to convert the bungalow to a house with a single storey side extension to the rear of the existing flat roof garage, (ADC/0325/09.) This consent has since been implemented.

The site is located within a road which apart from blocks of flats at the west end comprises detached dwelling. These vary in scale and design, including two storey houses, chalet bungalows and bungalows. Many properties have been altered, dormers being a common feature, and there are a mixture of hipped and gabled roof designs and brick and rendered finishes.

Following consent being granted to convert the bungalow to a house and this work being undertaken permission is sought to convert the loft of the dwelling house to provide an additional bedroom and ensuite. 4 roof lights are proposed one on each roof slope to serve the rooms in the roof. Also proposed is a flat roof canopy to the east side of the dwelling house above the front door.

Consultations and Representations

Third Parties: **-** 1 letter of objection has been received from the owner/occupiers of no. 26 Woodards View making the following comments: -

- Concern over the overlooking from the west facing rooflight to the bedroom on the east gable end of house.
- The window can be opened from the centre affording a clear downward view.
- The bottom of the window is only 1.5 metres from floor level.
- The window should be non-openable other than a high level fanlight.

- Even at 1.7 metres a tall person would have an unobscured view down to our bedroom.
- The east facing bedroom and rear patio are currently not overlooked.

Relevant Planning Policies and Guidance

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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations 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, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area. The Council's Development Control Standard No. 3 entitled 'Extensions and Alterations to Dwellings' sets out the principles for maintaining both residential amenity to neighbouring properties and visual amenity.

Residential Amenity

The four proposed roof lights and porch canopy are not considered to have any significant adverse impact on the residential amenities of the occupiers of the surrounding dwellings that would warrant a refusal in this case. The front, rear and east facing roof lights all serve the bedroom and will not result in any overlooking or loss of privacy. The west facing rooflight which serves the ensuite faces no. 26 Woodards View. Details have been submitted to show that the window will be obscurely glazed and will open on a central pivot. It is considered that provided that a condition is attached to ensure that the lowest point of the window is a minimum of 1.7 metres above internal floor level then there will be no over looking to the east towards the adjacent bedroom window at no. 26.

Visual Amenity

The proposed rooflights and porch canopy are considered to be in acceptable and will not be detrimental to the street scene. There are various style properties within Woodards View. The proposed alterations are in keeping with the existing character of the dwelling as permitted under ADC/0325/09. Conditions are attached to ensure that details of the appearance and finish of the roof lights are submitted and approved prior to commencement of works.

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Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. Details of the appearance and finish of the roof lights hereby permitted shall be submitted and approved by the LPA.

   Reason: - In the interests of visual amenity and to accord with policy AH7 of the ADLP.
3. Notwithstanding the sectional plan submitted the east facing rooflight hereby permitted shall be fitted with obscured glazing at all times and shall open on a central pivot only. The base of the window shall be a minimum height of 1.7 metres from the finished internal floor level

   Reason: - To prevent overlooking and to comply with policy AH7.
4. The works hereby permitted shall be carried out in accordance with the following approved drawings: -

   Plan and elevations received 18th October 2010.

   Reason: -For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 17th November 2010