Development Management - Delegated Officer Report

Application Number: **Recommendation – Refuse**
AWDM/0322/15

Site: 5 Bramber Close, Sompting

Proposal: Proposed first floor extension, internal alterations, and construction of rear/ side extensions with new flat roof following removal of existing side and rear structures.

Date of site visit: 17 March 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the west side of Bramber Close. The bungalow is one of a pair of semi-detached houses, generally matching in terms of their design although the brickwork to No.5 has been painted. The ground level steps up between No.3 and No.5 with No.5 being at the higher level, as does the floor level and eaves level, although the height of the ridge remains consistent between the pair. This change in level is replicated elsewhere in the street as the ground level slopes up to the north. This is a predominantly residential area comprising of other matching and similar semi-detached bungalows and some detached bungalows.

Permission is sought for a new first floor extension comprising of roof alterations to form an asymmetrical gable to the front and rear elevations. The eaves level on the north west side would be raised by 1 metre above the existing eaves and the ridge level by approximately 0.5 metres for the extended part. Windows are proposed in the front and rear and a dormer window and rooflight window are proposed to the side (north west) elevation. A new single storey side extension is proposed following removal of the existing side store, which would comprise a 5.8 metre long by 2.5 metre wide garage and to the rear the extension would be set in by approximately 1.1 metres from the side wall of the new garage and extend to the depth of the existing sun room. A new flat roof would be formed over the side extension and the existing sun room which would be reconstructed with new rear wall and new doors in the rear elevation.

Painted render, tile hanging and matching roof tiles are proposed.

Relevant site history

None relevant at the application site.

No.7 has a hip to gable extension and rear dormer. There is no planning history relating to this and it is likely that it was constructed as permitted development.

Consultations
Sompting Parish Council has commented as follows: 'Although the Parish Council has no objections to this application, it has concerns that the 'store' is being built over a manhole.'

Representations
None

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

Residential amenity
The bulk of the extension would be on the northern half of the bungalow, set away from the adjoining bungalow at No.3, with the exception of the replacement rear addition which, given its height and depth would not have any significant impact on those occupiers to the south, and so the main impact would be to the occupiers to the north at No.7. However, No.7 is set at a slightly higher ground level and main windows are to the front and rear of this dwelling with only secondary windows to the south side. Given the separation distance between the roof enlargement/first floor extension and the side wall of No.7 and that obscure glazing could be used in the proposed windows on the north side serving a bathroom and landing, there would be no significant amenity impact on the occupiers of No.7 arising from these works. The single storey side addition would replace the existing structure and towards the rear would be set away from the boundary. Given its limited height, the change in level and the relationship with No. 7 there would be no significant loss of light, outlook or privacy as a result of the side extension.

Visual amenity

The existing bungalow is one of a pair of modest hipped roof semi-detached bungalows in keeping with the scale and form of other neighbouring properties, giving a harmonious appearance to the street. Although elsewhere in the streetscene there are some bungalows designed with an original small front gable projection as part of a matching pair of semi-detached bungalows, this pair of semi-detached bungalows has a traditional hipped roof design, matching others of the same design in the vicinity. Not all neighbouring dwellings retain their original form, however those enlargements affecting the streetscene mainly relate to hip-to gable extensions such as No.7 where it is a side gable that has been formed as permitted development or dormer windows in the roofslope.

The introduction of a large asymmetrical gable and the increased ridge height would be harmful to the visual amenities of the site and surrounding area, due to its overtly two storey appearance in the streetscene, out of character with neighbouring bungalows in the vicinity. The other bungalows in the street are

either designed with a hipped roof or in addition have a small front projection with a modest single storey gable and so the increased ridge and eaves height and large gable proposed in such a prominent position on the front of the bungalow would appear incongruous in the streetscene and have an unbalancing effect on the design of the pair of semi-detached bungalows. The use of contrasting materials would further exacerbate this issue. Furthermore the side dormer, although relatively modest in size would appear awkward at its base where it forms a junction with the new side wall.

The side and rear additions would replace the existing store and garden room over an adjusted footprint. The full extent of these new additions to the bungalow would not be readily visible in the streetscene and their scale and form would be generally in keeping with that of the existing bungalow. The single storey side and rear additions are therefore considered acceptable in terms of design and visual amenity.

Recommendation

Refuse for the reason:-

Having regard to the scale and design of the existing bungalow and character of the area, the proposed extensions, including the increase in ridge and eaves height and introduction of a gable in a prominent position on the building, would result in an overtly two storey appearance which would be out of character with neighbouring bungalows to the detriment of the visual amenities of the locality. The proposal is therefore contrary to saved policies AG1 and AH7 of the Adur District Local Plan and supplementary planning guidance in Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

Informative:

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 9 April 2015

Authorised by: Peter Barnett Date: 9 April 2015