DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0188 – 9 Parham Road

DATE OF SITE VISIT: 24/5

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

Semi detached bungalow on the east side of Parham Road. The property has a half width conservatory extension to the rear.

PROPOSAL

Planning permission is sought to extend the roof by raising the gable and adding a full width rear dormer. A single storey rear extension is also sought in place of the existing conservatory.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

RES7, H16 and H18 of the saved Local Plan.
BE1, CC1 and CC6 of the South East Plan
PPS1 Delivering Sustainable Development
Core Strategy Policy 16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters from neighbours received.

Health: No objection subject to contamination watch condition.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

This bungalow as originally built has a hipped side roof. Permission is sought to raise the side gable. The adjoining semi, No. 11, has already raised its own gable and there are numerous other examples in the street of where hipped roofs have been altered to raised gables including at nos. 3, 7 and 8.

The raised gable will not lead to an imbalance of the pair of bungalow roofs as they will both be gabled as a result. The rear dormer proposed is larger than the dormer at No. 11 but not dissimilar in scale to the dormer at No. 7. The total volume of the roof extensions proposed is less than 50 cubic metres (44 m3) and therefore permitted development.

The proposed rear extension measures 3 metres in depth and has an eaves height of less than 3 metres and a ridge height of less than 4 metres. It too is permitted development. It is not considered that the scale of the rear extension would be harmful to either adjoining neighbour. No. 11 has a single storey extension set away from the shared boundary, No. 7 is 2 garage widths away from the proposed extension.

RECOMMENDATION

Grant subject to conditions.

1. 3 years
2. Approved Plans
3. Contamination watch
4. Materials to Match
5. No new windows

REASONS FOR RECOMMENDATION:

The proposal is otherwise permitted development.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign.....[redacted]....Date.....25/5/11.....

Authorising Officer sign.....Date.....