Expiry Date - 05/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0289/10 **Recommendation – Permit Application**

Site: **33 Hammy Close Shoreham-by-Sea West Sussex BN43 6BL**

Proposal: **Loft conversion (with front and rear dormers), single-storey rear extension (conservatory removed) and replacement of garage with longer flat-roofed garage**

The Application

The application property is a semi detached bungalow located on the south side of Hammy Close. It has a rear conservatory and a detached pitched roof garage. It is proposed to remove the conservatory and construct a single storey sloping roofed extension across the rear elevation measuring 3m deep and 2.7m high. It is also proposed to convert the roofspace into living accommodation, including front and rear flat-roofed dormer windows. Finally, the existing garage is to be demolished and a new, longer flat-roofed garage constructed which will be brought forward by an additional 3m. The rear of the garage is to be converted into a storage shed.

The plans have been amended since the original submission to reduce the size of the front dormer, remove sloping roofs originally proposed for the dormers in order to bring them below the ridge line of the main roof, and to demolish and replace the garage rather than to extend the existing garage at the rear by 4.5m.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter of objection received to the original plans from the occupiers of 32 Hammy Close, stating that the increased depth of the garage would be an eyesore and would result in a loss of sunlight to their garden.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 '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 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed rear dormer window and rear extension are considered to be 'permitted development'. The front dormer, as amended, sits more

comfortably within the original roofslope and does not dominate to the extent it did as originally submitted. It will measure 4m wide and will leave a reasonable space to the edge of the roof and to the eaves. The amendments also bring it below the ridge. There are several other front dormers in Hammy Close and it is not considered that the proposal will be out of keeping in the street scene.

The replacement garage will be flat roofed but will be set 2m behind the rear wall of the bungalow and will not be prominent in views from the street.

Residential amenity

While it is being brought forward of the line of the existing garage, the front part of the new garage will run alongside the wall of the neighbouring garage at No.32 and will not harm the residential amenities of the neighbouring occupiers. The replacement of the garage is considered to be an improvement over the original proposal to extend the existing garage at the rear, which would have resulted in a long wall immediately on the boundary, resulting in loss of light and outlook for No.32.

A new window is proposed for the first floor side gable but this is to be obscure glazed and will not result in a loss of amenity. The front dormer is also not considered detrimental to neighbouring amenity.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Civ The first floor window in the east side elevation shall...
4. This permission relates to the following approved plan date stamped received 30 September 2010:
   Drawing No 0352-PA-010 Rev C (Location Plan, Block Plan, Proposed Floor Plans and Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 15 October 2010

18/10