Expiry Date - 03/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0329/10 **Recommendation – Permit Application**

Site: **7 The Avenue Shoreham-by-Sea West Sussex BN43 5GJ**

Proposal: **Enlargement of bungalow to form two storey house**

The Application

The application site is a modest detached bungalow with a flat roof garage attached to the west side. The bungalow is set back from the road with a driveway to the front and long rear garden. The ground level raises from south to north the site being higher than the highway intersection to the south with The Avenue and Erringham Road.

The area is characterised by various dwellings types, mainly detached in The Avenue and to the west of the site along Erringham Road semi detached two storey dwellings. Directly adjacent to the site is a two storey detached dwelling to the west, no. 5 The Avenue and to the east is a detached chalet bungalow which has been altered with a two storey rear extension and dormers to the front, no. 9. Despite many properties being extended and altered over time the dwellings within this locality are of brick and tile construction and of tradition pitched roof design, many properties are tile hung. Many of the semi detached dwellings to the west in Erringham Road are also rendered.

Prior to the current application being submitted permission was sought for the enlargement of the bungalow to form a two storey house with fully glazed ground floor front extension and first floor front balcony, ADC/0250/10. This proposal looked to remodel the dwelling with white render, slate roof and grey powder aluminium coated windows and door frames in a contemporary style. This application was withdrawn following officer advice that that application could not be supported. It was considered to be detrimental to the residential amenities of the neighbouring properties and out of character with the surrounding area and locality.

The currently application is an amended scheme which proposes to enlarge the existing bungalow into a two storey house. The bulk of the rear section of the building has been reduced from a gable to a hipped roof with a set in flat roof dormer. The front elevation has also been altered to a half hip and the front extension has a sloping pitched roof and is no longer glazed. The use of contemporary materials has been replaced by a more traditional selection of materials with tile hanging, use of clay tiles and rendering at ground floor. The front balcony has also been removed. Due to the loss of the front balcony the depth of the first floor section has increased from that originally submitted, 12.4 metres to 13.4 metres.

The proposals incorporate the flat roof side garage. The total width of the proposed development at ground floor level is 10.1 metres. The first floor is set in slightly from the western boundary with a total width of 9.3 metres. The maximum height is 7.5 metres. A Juliette balcony is proposed to the rear at first floor.

Consultations and Representations

Third Parties: - 2 representations have been received from the owner/occupier of 9 The Avenue objecting to the proposal for the following reasons: -

- This scheme as with the previous proposal is over development of the site.
- The proposed changes to materials do not address the main objection.
- The proposed development will result in loss of light.
- The architectural approach remains 'cheap' with little effort made to propose a development compatible with this lovely established residential area.
- The building proposed is larger at first floor level.
- The eaves have not changed and therefore the building would still block light to our property.
- The windows in the side elevation will result in loss of privacy and light pollution.

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.

Residential Amenity

Although the proposed alterations and extensions will be visible from the properties opposite the main dwellings to be affected by the proposed development are no. 5 and no. 9 The Avenue to the west and east of the site.

No. 5, as stated previously is a two storey detached dwelling. This property is not as deep as the existing bungalow at no. 7. There will be no impact to the front of no. 5 as the properties follow a similar front building line. However the proposed first floor addition will result in a larger and more bulky building to the rear of no. 5. The existing roof of the bungalow is not clearly visible to the rear of no. 5 due to its modest height, roof design and screening along the boundary. It is considered on balance, in the light of amendments to the roof design that the relationship will be acceptable. The loss of light and overbearing impact will not be such to warrant a refusal in this case.

Concerns had also been expressed by the occupier of this property in relation to the previous scheme with regards to loss of light to the side windows facing east serving the lounge, these are secondary windows and there is a large bay window to the front of the dwelling facing south which is the main source of light and out look to this room. The existing garage at no. 7 is built up to the boundary with no. 5 and will remain with the first floor of the building being slightly set in. The only windows facing east at no. 5 are the already mentioned secondary lounge windows so it is not considered that the proposed development will have any adverse impact in this case.

Similarly concern has also been expressed with regards to the over looking that could result from the rear Juliette balcony which would overlook adjacent rear gardens. As existing the bungalow has no windows to the rear and although there will be additional overlooking down the gardens this is not unusual in residential areas and would not be such to warrant a refusal in this case.

There is a distance of 6 metres between the side elevation of the proposed development and no. 9 The Avenue to the east. As with no. 5 there are ground floor secondary lounge windows which face west towards the site. However the lounge receives outlook and light via the main front and rear windows and any loss of light to these side windows would not warrant a refusal in this case. On the east elevation of the proposed building at ground floor there is a lounge and W.C window and a landing window at first floor. All will be conditioned to be fitted with obscure glazing and to be non openable other than a top opening fanlight on the W.C window. There will therefore be no loss of privacy to the ground floor lounge windows at no. 9.

The footprint of no. 7 extends slightly further to the rear than no. 9 it is however considered that despite the increase in height due to the distance and the depth of the building there will be not such an impact to warrant a refusal in this case.

Visual Amenity

Although the application site is set back from the highway, due to the increased ground levels, scale and height of the development it would be clearly visible within the street scene and surrounding area. The current application shows the proposed materials and building design to be in keeping with the traditional character and use of materials within the surrounding locality. The removal of the front glazed balcony and extension and replacement with a tiled sloping roof, combined with the tile hanging and render at ground floor has resulted in a much more appropriate development for this area. The change from a bungalow to a two storey dwelling is acceptable due to the adjacent building types and heights which are relative to that proposed.

A condition is attached to require that samples of materials are submitted to and approved prior to commencement of works to ensure that the appropriate materials are used which are sympathetic to this locality.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ai
3. C18Cii amended – The glazing in the eastern side elevation of the dwelling shall at all times be of obscured glass and fixed to be permanently non-openable with the exception of a small top hung opening light in the ground floor W.C window.
4. C18E3 – east or west wall of the building.
5. ~~C18B~~
5. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Block Plan – received 8th September 2010
   Drawing no. 3A – received 8th September 2010
   Drawing no. 4A – received 8th September 2010.

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

Case Officer Hannah Barker

Date 13/10/10

PB 13/10

14/10