Expiry Date - 23/05/2011

Development Control – Delegated Officer Report

Application Number: ADC/0108/11 Recommendation – Approve

Site: **415 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5NF**

Proposal: **Part-gabled rear extension with rooms in roof (including side dormers)**

The Application

The application property is a detached hipped roof bungalow with rooms in the roof served by side flat-roofed dormers. It is proposed to construct an extension at the rear of the dwelling and to increase the dormer windows on both sides of the dwelling along the extended roofslope. The extension shall measure 5m deep at ground floor level, 9.1m deep at roof level, with an additional 1.5m covered area across the full width of the extension at ground floor. At the rear the roof form is changed from a hip to a part gable. The extended dormers will measure, as amended, 9m long (compared with 10.8m as originally proposed) and will sit just below the ridge and 0.5m above the eaves.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter received from the occupier of 417 Upper Shoreham Road stating that they have no objections to the application

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)

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Planning Assessment

Policies

Policy AH7 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. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

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 extension is large and will significantly increase the length of the roof ridge from 3.8m to 12.9m, considerably altering the flank elevations. However, the form of the dwelling remains largely unchanged from the street with only the extended depth of the dormers being visible. The rear extension does not increase the height of the roof and it will bring the rear wall of the dwelling out to be more in line with its neighbours on either side. It will retain the character of a bungalow and will be similar in scale to a recent extension at No. 411.

Residential amenity

To the west of the site is a two storey dwelling with a single storey rear extension which is angled slightly away from the site. The proposed extension will be approximately 5m from the side of No.417 and will project just beyond the extension at that property. No loss of amenity should result from this proposal.

To the east is a bungalow which also has a single storey rear L-shaped extension. There is a detached garage which sits behind the dwelling on the boundary with the site. The bungalows on the south side of Upper Shoreham Road are slightly staggered at this point so that the original rear wall of No.413 to the east of the site is set behind that of No.411. The proposed extension at No.411 will project as far as the front line of the garage at No.413 but it should not have an adverse impact on the amenities of the adjoining occupiers as the only window facing the site is in a recess some 6m from the boundary. No windows are proposed for the side of the extension except for those in the dormers which will serve a bathroom and dressing room. The applicant has confirmed that these are to be obscure glazed. They will face towards the side wall of No. 417 which is blank at first floor level, and towards the side of No.413 which has a clear glazed dormer facing No.411.

It is not considered that the proposed extension will result in any harm in terms of loss of light, outlook or privacy.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Cii (amended) The glazing in the extended dormer windows hereby permitted….
4. This permission relates to the following approved plan received 19 May 2011:
   Drawing No. 002 Rev. B (Proposed Elevations and Plans)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 20 May 2011