Development Control – Delegated Officer Report

Application Number: ADC/0214/10 Recommendation – APPROVE

Site: 5 The Marlinespike,Shoreham-by-Sea BN43 5RD

Proposal: Side gable, enlarged rear dormer and enlarged rear roof terrace (amendment to ADC/0065/09)

The Application

The application seeks to amend the previous permission for a ground-floor extension and first-floor rear roof terrace (ADC/0065/09).

It relates to a detached chalet-style bungalow located on the south side of The Marlinespike. The existing dwelling has a high ridge line with east side gable and west side hipped roof; on the east half of the rear elevation is a single-storey rear projection. A rear dormer was added in 1987.

Permission is now sought to extend the hipped roof on the west side into a full side gable, and to extend the existing rear dormer and rear roof terrace westwards across the recently-built groundfloor extension. The dormer extension would be 3m in width, and would result in a dormer that would be the whole width of the rear roof plane, 9.5m in width by 2.5m in height. The plans have since been revised by negotiation to reduce the enlarged rear dormer to an overall width of 7.8m (removing 0.7m from the east side of the existing dormer) and add screens to both sides of the extended rear roof terrace.

The dwelling directly to the east (No.3) is of the same original design (but handed) and both are separated from each other by their driveways which lead to a pair of detached garages to the rear. No.3 has had permission for a roof extension with front dormer. However, the rear dormer and balcony over the rear projection were both deemed to be 'permitted development'. To the west, No.7 is a fully gabled design, it also has a rear single-storey extension with balcony above, granted planning permission in 1996 (SU/51/96).

Consultations and Representations

Third Parties: No comments received.

Relevant Planning Policies and Guidance

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.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

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, 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 and should comply with the Council's DC standards.

The Council's DC Standard No.3 states that dormers should not be so large that they overdominate 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.

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.

The addition of the side gable would create a more symmetrical appearance for this dwelling than currently exists, albeit that the original pair of bungalows balanced each other. It is considered to be an improvement.

The enlarged rear dormer, as submitted, was considered excessive in width but the applicant has agreed to reduce it and it is now considered acceptable as shown on the amended plan. While still large, it is not so visually harmful as to warrant refusal.

The rear roof terrace is proposed to be the full width of the dwelling but, with the proposed side screens shown on the amended plans, it is not considered that there would be unacceptable sideways overlooking. The rear garden is very long (28m), with no dwellings with facing windows to the rear.

Recommendation

APPROVE for reason that:-

1PPi The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to:-

1. C1Ci
2. C12Ei

3. Obscure-glazed screens 1.8m in height above the floor level of the rear roof terrace and 2.4m in length shall be erected on both sides of the rear roof terrace prior to commencement of use of the enlarged roof terrace and shall thereafter be retained.
   R. as C18Ci
4. The development hereby permitted shall be carried out in accordance with the following approved plans:-
   Location Plan date stamped received 21 June 2010
   Drawing No. 10/590/2 Rev.A (Floor plans and Elevations as proposed) date stamped received 9 August 2010.
   R. In the interests of residential and visual amenity and for the avoidance of doubt.

[redacted]

Case Officer: Carlos Hone Date 11/8/10