Development Control – Delegated Officer Report

Application Number: AWDM/0280/16 Recommendation – APPROVE

Site: 40 Fairfield Close, Shoreham-by-Sea, West Sussex BN43 6BH

Proposal: Proposed single storey side and rear extensions and formation of new gable end to existing pitched roof with enlarged dormer on rear

Date of site visit: 29.03.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow within a cul-de-sac location. The street comprises predominantly semi-detached bungalows, many of which are extended in one form or another i.e. front dormers and or rear dormers, side extensions and or rear extensions or combination of these. The application dwelling is set back from its neighbour's no.'s 34 & 36 and is slightly forward of other neighbours 42 & 44.

No. 40 has a shallow hipped roof, and has an existing flat roof dormer within the front roofslope which is tight to the bonnet tiles of the hipped roof. It also has a rear dormer which is tight to the bonnet tiles of the hipped roof, and a rear fully glazed conservatory.

The neighbouring property, no. 42 has undertaken a hipped to gable extension as indeed have many others within the street.

Proposal

Planning permission is sought for a hipped to gable roof extension with a rooflight within the north roof; a single storey, hipped roof extension to the east elevation, providing and extension to the kitchen; a single storey, hipped roof extension to the south, providing a garden room; and an enlargement of the rear dormer on the south elevation.

The east side elevation will measure some 3.2m x 1.6m x 4m high and will have a window and door facing east; the rear elevation will measure approx. 4m deep x 4.4m wide. This extension proposes that the top, south west corner be cut off in the building process. However the roof of this extension will continue over this corner section to be a rectangular corner. The cut off corner section will also have French doors and steps leading into the garden.

The enlarged rear dormer will have an overall width of 6.4m and a height of some 1.4m, its depth will be approx. 2.1m, and will have 2no. windows within it serving a bedroom and bathroom.

Consultations: Southern Water

Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before and further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Request that should this application receive planning approval, an informative is attached to the consent regarding connection to the public sewerage system.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The works proposed have been repeated on other properties within the immediate locality, indeed at the entrance of Fairfield Close there are properties with large front dormer that over sail the ridge of the roof to become a rear dormer. Continuing into the Close, some front dormers have pitched roofs, but others are the modern flat roof dormers. The end of the close, where the application property is situated, there are many flat roof front dormers, and a few hip to gable end roofs undertaken. There are also many side extensions visible from the street. Therefore the hip to gable end and small side extension will not look out of keeping with the street scene.

With regard to the rear, a series of neighbours to the application site, have undergone large, flat roof rear dormers, again therefore the proposed dormer will not be out of keeping with its neighbours.

Residential Amenity

The rear extension will be 4m in length, which is 500mm deeper than the Council's standard of 3.5m for single storey rear extensions for semi-detached houses set out in SPG Development Control Standard No. 3 'Extensions and Alterations to Dwellings'. However, the extension is not full width, and there will be a separation distance of some 3m from the boundary with no. 42, this

together with the fact that the roof will be hipped away from that neighbour will be acceptable.

The same neighbour also has a large rear dormer, and therefore will not be affected by the provision of the larger rear dormer on the application site in terms of overbearing.

The other neighbouring property to the east, is positioned at an angle to the application site, and have themselves undertaken a hip to gable and rear dormer extensions. Plus, by reason of the fence height and fact that an existing shed will diffuse their view of the side extension, together with a distance of some 3.5m from the rear extension to the side boundary, will mean that the proposal will not result in unacceptable harm onto that property

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No additional windows on side cheeks of dormer or gable section
5. Bathroom window to be obscured glass

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 29.04.2016

Authorised by: Jo Morin Date: 03.05.2016