Expired 22/3

Development Control – Delegated Officer Report

Application Number: ADC/0015/10 **Recommendation – Permit Application**

Site: **17 Feversham Close Shoreham-by-Sea West Sussex BN43 5HD**

Proposal: **Rear extension and rooms in roof (with hipped roof with new raised ridge line) and rooflights**

The Application

The application property is a detached hipped roofed bungalow on the west side of Feversham Close. The living room at the rear projects 3m from the main elevation and has a lower ridge. There is a detached garage on the southern boundary.

It is proposed to raise the roof of the bungalow to provide additional living accommodation and to extend the raised ridge beyond the existing rear elevation by 2.4m, squaring off the dwelling. The garage is to be demolished. The rooms in the roof are to be served by rooflights only.

To the north is a similar bungalow (No.16), the rear of which is presently on the same line as the rear projection at No.17. To the south is a bungalow (No.18) which was extended in a similar way to that currently proposed at No.17 in 2006 (ADC/0013/06).

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter of objection received from the occupiers of 8 Winterton Way on the grounds that they will be overlooked by the rear rooflights

1 letter received from the occupiers of 16 Feversham Close raising no objection providing the bungalow is extended at the rear by only 2.4m as stated on the plans.

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

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. The proportion of the garden area taken up by a proposal should not be excessive.

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 proposal will raise the flat-topped roof of the bungalow slightly to form a ridge and this raised ridge will be extended to the rear. Two rooflights will be added at the front. The alterations will be similar to those at No.18 and it is not considered that the raising of the roof will have a harmful effect on the appearance of the dwelling or the street scene.

Residential amenity

There was concern that the original proposal for the rear extension combined with the raised ridge and increased roof bulk was going to have a harmful impact on the amenities of the occupiers of No.16 to the north and a letter of objection was received to this effect. However, amended plans have been received which have reduced the depth of the extension by 1.5m to 2.4m. From No.16, the impact of the extension when viewed from their lounge window and rear patio is now considered to be acceptable. While directly to the south of No.16, the extension has a full hip which reduces its bulk where it abuts the boundary with No.16. Adequate light and outlook will be available

to the occupiers of No.16 and, on balance, this proposal is considered to be acceptable.

The comments of the occupiers of 8 Winterton Way are noted. However, that property is over 45m from the rear of No.17 and concerns about overlooking are not sustainable.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Location Plan date stamped received 25 January 2010
   Block Plan date stamped received 25 January 2010
   Plans & Elevations drawing no. 9215/1 date stamped received 3 March 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Office [redacted] Date..10/3/10

Planning Services Manag[redacted] Date..16/3/10

Chair of Planning Com[redacted] Date..29/03/10