Development Management - Delegated Officer Report

Application Number: AWDM/0087/14 Recommendation – Approve

Site: Olcote, 1 Kings Crescent, Shoreham-By-Sea West Sussex, BN43 5LE

Proposal: Roof extension including raising of ridge height, east and west dormer, dormer with Juliet balcony, first floor terrace over existing ground floor extension on south side and new attached garage to north side

Date of site visit: 23 February 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site lies on the south side of Kings Crescent at the junction with Kings Gap. The site is adjoined immediately to the east by three workshops containing a hydraulics firm, vintage car restoration centre and MOT test centre. To the north the site faces between the side of 6 Kings Crescent and the front of the end of terrace unit, 8 Kings Crescent. To the west, there is the blank gable of 11 Kings Crescent and its rear garden. All of these dwellings have a traditional two storey form. To the south east there is a two storey children's home with car park in front.

It is proposed to raise the ridge of the bungalow by 1.1m, increasing its overall height to 6.4m. Also proposed are flat-roofed dormer windows on the east and west roofslopes, finished in white render. The western dormer will include glass doors and Juliet balcony. At the rear (south) a new decked terrace is to be formed on the roof of an existing flat roofed ground floor extension, with timber slatted balustrading. At the front (north), an attached garage, utility and porch extension is to be constructed, measuring 3.85m deep, 5.75m wide and 2.5m high with a flat roof and rendered walls to match the bungalow.

Relevant site history

AWDM/0372/13 - Demolition of existing bungalow and construction of 2 no. 3 storey dwellings (1 x 4 bed, 1 x 3 bed) - Refused

Consultations

Adur & Worthing Councils: The Environmental Health Officer recommends use of the full contaminated land condition

Representations

None received

Relevant Planning Policies

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'
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The raising of the ridge will not harm the character of the street scene given the presence of taller dwellings in the vicinity of the site. The introduction of dormers will have some impact, particularly as there are currently no examples of dormers in the vicinity of the site. However, the rendered finish to the dormers and their relatively modest scale, being set centrally within the roofslope, well below the ridge and above the eaves, reduces the impact of the proposal to an acceptable degree.

The front garage will project beyond the building line of dwellings to the west and bring the house closer to the road on this corner plot. However, there is an existing wall along the eastern boundary which, to some extent, already introduces a physical form in this forward position. Its relatively low form and use of matching materials will ensure it does not appear unduly prominent or incongruous and, on balance, it is considered to be acceptable.

Residential amenity

The raising of the ridge height and proposed garage will not have a significant impact on residential amenity due to the separation between the site and the neighbouring dwellings. The eastern dormer will face the industrial buildings and contains an obscure glazed window and a high level rooflight over a stairwell only. To the west, the dormer windows and Juliet balcony will enable oblique views across the rear garden of 11 Kings Crescent. However, such views will be no worse than those currently experienced from first floor windows of existing neighbouring houses to the west. Similarly, the rear terrace will be sufficiently distant to not cause a serious loss of privacy to neighbours.

Recommendation

APPROVE for the reason:-

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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Full contaminated land
4. Approved plans

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

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.

Case Officer: Peter Barnett Date: 28 February 2014

Authorised by: Gary Peck Date: 3 March 2014