# Development Management – Delegated Officer Report

**Application Number: AWDM/0965/17 Recommendation – APPROVE**

**Site: 31 Falcon Close, Shoreham-By-Sea, West Sussex**

**Proposal: Single storey extension with room in roof, including removal of car port and existing side extension; cladding to new and existing gables and front and rear dormer walls.**

**Date of site visit:** 25.07.17

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site, Surroundings and Proposal**

The application relates to an existing detached, gabled roofed bungalow. It is located within a large cul de sac with bungalows and houses of similar design and style. Many of which have gabled roofs and front and rear flat roof dormers.

The bungalow has an integral garage and attached car port and small single storey extension to the eastern side.

Consent is sought to remove the side car port and extension and to build a side gabled roof extension following the existing roof line to create a ground floor extension with room in the roof. The existing integral garage is to be converted with the door replaced with a window. A garage is created in the additional space created with a kitchen extension to the rear, a bedroom in created within the roof space.

Also proposed here is the use of Eternit Cedral board to clad both side gables of the bungalow and the existing front and rear dormers. The plans show the front elevation of the building to be rendered the extension will also be rendered to match. The roof tiles are shown to be matching existing.

**Consultations:** Adur and Worthing Council: - Environmental Health: - Contaminated Land – Standard PFA condition and precautionary informative requested.

**Representations:** None received.

**Relevant Planning Policies**

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Adur Submission Local Plan Policy 15 (2016)
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 proposed works are to the side of the existing bungalow and will therefore be clearly visible within the street scene. The design of the extension replicates the simple appearance of the building, continuing the gable. There is a velux roof light proposed to the front and rear of the new gable roof. A new garage door is proposed at the ground floor of the extension with the extension garage door removed and replaced by a window in the original dwelling. The roof tiles of the extension will match that of existing and the ground floor in white render. Cedral boarding is used to the side gables and dormers. This will allow the bungalow to have a subtle, contemporary appearance whilst still being in keeping with the general character of Falcon Close as a whole. The fundamental form and character of the building remains unchanged. The applicant's agent has stated that the boarding is to be cream, this or any other subtle muted colour would not be harmful here, due to the bungalow being detached and therefore not directly impacting upon any attached buildings. The variation in use of materials here is not detrimental.

The side extension brings the building closer to the dwelling to the east, no. 32. The spacing between the buildings will therefore be reduced. It is however considered that this loss of space would not be visually detrimental in this case such to warrant a refusal. There still remains distance between no. 32 and the mutual boundary the width of the existing driveway at no. 32. This spacing between the side gables still allows for visual separation of the dwellings and does not give rise to a terracing affect that would not be in character here.

***Residential Amenity***

Due to the position of the extension to the east the only dwelling affected here is no. 32 Falcon Close. This dwelling has a similar side gable set in from the boundary with a side driveway. There is a side bay window and two individual windows at ground floor facing onto the application site and a side window in the side gable. The side elevation of the proposed extension is proposed to have a ground floor window serving the proposed garage. Conditions are attached to require the side window serving the garage to be obscure-glazed and to restrict further openings being formed into this eastern elevation. It is therefore considered that the proposed extension will not result in any overlooking or loss of privacy in this case.

It is considered that the windows at no. 32 on the side elevation are likely to be secondary windows or windows serving non habitable rooms. It must however be noted that as existing the light and outlook to these windows is limited due to the close proximity of the adjacent building and the ground floor car port with side panel that is built on the boundary. It is therefore considered, on balance, that the close proximity of the building up to roof height will result in some loss of light and outlook

yet this will not be significantly greater than that which already exists. The light coloured Cedral boarding to the side gable and side of the dormers will give a light aspect which would not be significantly overbearing in this case. On balance no loss of residential amenity will occur that would be significantly detrimental to warrant a refusal on this ground.

**Recommendation**

**APPROVE**

1. Standard time limit
2. Materials to match with the use of cream Eternit Cedral Board permitted to dormers and side gables and white render to all ground floor elevations.
3. Approved plans
4. No windows or openings on the eastern elevation.
5. Window in east side to be obscured. Reason: - To avoid overlooking and protect the residential amenities of the occupiers of the adjacent dwelling and to comply with AH7 of the Adur District Local Plan.

***Informative***

1. Proactive – no amendments
2. PFA informative
3. Land contamination precautionary informative

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

Case Officer: Hannah Barker Date: 15th August 2017

Authorised by: Jo Morin Date: 16 Aug 2017