Expires 20/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0454/07 **Recommendation – Permit Application**

Site: **4 New Barn Close Shoreham-by-Sea West Sussex BN43 6HJ**

Proposal: **Rooms in the roof with rear dormer, half-gable roof extension and three rooflights to the front**

The Application

The application site is a semi-detached bungalow located on the south east corner of New Barn Close, Shoreham. The property is bounded to the east by a semi-detached pair of houses on Berberis Court, to the south by No.3 Rosemary Drive, and to the west by the attached neighbour. New Barn Close is a cul-de-sac of semi-detached bungalows, none of whom have added any significant extensions. The applicant's bungalow features solely a wooden lean-to conservatory/covered way along its rear elevation.
The proposal seeks to add bedrooms into the roof by extending the east side hip into a part hipped gable end and adding an 8 metre long dormer onto the rear roof plane. Rooflights will be added to the front elevation.

Consultations and Representations

Third Parties

No.1 Rosemary Drive raise an objection on the grounds of overlooking, particularly in the winter when there will be less protection from leaf coverage.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1

Planning Assessment

The main concerns with this application surround the impact of the development on the streetscene and neighbouring dwellings.

As stated, New Barn Close is a cul-de-sac of three semi-detached pairs of bungalows, none of which have extended within their roofspace. The proposed hip to part gable east side roof extension will not noticeably impact on the streetscene or the balance of the pair as the property is offset from the road whilst protection from view is afforded by tall front boundary trees. It will be more noticeable from the cul-de-sac to the east, Berberis Court, but to no great degree.
The rear dormer will sit 1.1 metres from the ridge and 0.8 metres off the rear wall and will not overdominate the roof plane, thus according with the DC standard. The three windows will serve a bathroom adjacent to the adjoining bungalow and two further bedrooms. Whilst there will be an element of overlooking into the rear garden space of the adjoining bungalow, it is not considered excessive and is limited by the location of the bathroom closest to the boundary. No overlooking will occur to the east as the parking/kerbside of Berberis Court sits adjacent to the eastern boundary. A condition is attached outlawing the installation of windows in the new gable end as this would serve to overlook a west side window, and the rear garden, of No.7 Berberis Court. To the south there will be a separation of over 50 metres to the rear elevation of the nearest properties, including the objector's. This is far in excess of the recommended 22 metres as stated by the DC standard and offers insignificant privacy concerns.

The objector's concerns about loss of single storey dwellings is noted however this type of development is commonly undertaken via the property's permitted development rights. Indeed if the rear conservatory/covered way was to be removed then this development would constitute permitted development.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C18Eiv: '...in the east side wall...' (no windows to be formed in side wall of extension)

Case Officer:..... CS 3.9.07

Date:...3/9/07...

for Head of Planning and Community Division:.....

Date:...3/9/07...

Chairman of Planning and Regulatory Committee:.....A. J. Mills

Date:...3/9/07...