Development Control – Delegated Officer Report

Application Number: AWDM/0665/13 Recommendation – Approve

Site: **233 Harbour Way, Shoreham-By-Sea, West Sussex BN43 5HZ**

Proposal: **Extension to bungalow to create a chalet bungalow-style two storey house, including new porch and internal alterations**

Date of site visit: 19 June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a bungalow which occupies a wide plot on the corner of Harbour Way and Kingston Bay Road. It has a false pitched roof and a large area of flat roof behind which is used as a terrace.

The application proposes to construct a new pitched roof, raising the overall height from 5m to 8m, and including two pitched roof dormers on the front and rear plus rooflights. A glazed porch is proposed for the front elevation.

The property sits in an area of predominantly two storey dwellings, although to the south there is a chalet-style bungalow with large dormers in the front roofslope and a higher ridge than No.233.

Relevant site history

SU/102/94 – Rooms In Roof With Rear Dormers. Approved

SU/172/00 - Addition Of Ridged Roof To Provide Rooms In Roof With Rooflights At Front, Rear And Sides. Approved. (This proposal would have raised the ridge height to 7.2m)

Consultations

Adur and Worthing Councils: The EHO recommends a precautionary condition relating to possible contamination.

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 Against the NPPF (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 increase in ridge height and addition of dormers will add greater bulk to the building and make it more prominent in the street scene. However, it has a slightly incongruous appearance as it exists. The dormers would not be out of place in view of the large dormers on the neighbouring dwelling. The increase in height is only marginally greater than that approved in 2000 and, while that permission has lapsed, it is not considered that this proposal is harmful to the overall character or appearance of the street scene.

Residential amenity

The increased height of the dwelling will add more bulk to the building but the slope of the roof and its position to the north of 235 Harbour Way will reduce its impact on the light and outlook for the occupiers of that property. There are no windows in the north side of No.235. The dwellings on the opposite sides of Harbour Way and Kingston Bay Road are sufficiently distant to not be unduly affected by the raised roof height.

At the rear, the flank wall of 15 Kingston Bay Road is blank while the front of the dwelling is partly screened by two large Monterey Cyprus trees. There are 2 rooflights in the side roofslope of No.15 which may experience some overlooking from the proposed dormers but such overlooking will be oblique and is not considered to be significant.

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. Approved plans

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.

Informative: Precautionary contamination.

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

Case Officer: Peter Barnett Date: 3 July 2013

Authorised by: Gary Peck Date: 3 July 2013