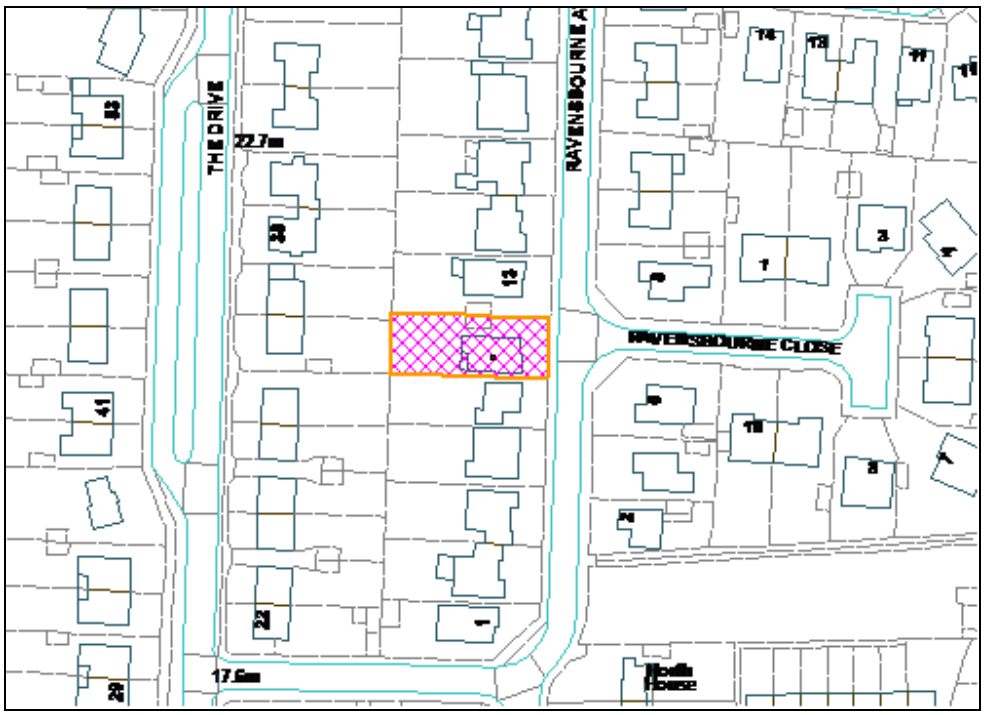
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Application Number: AWDM/0752/15 **Recommendation – REFUSE**

Site: 11 Ravensbourne Avenue, Shoreham-By-Sea, West Sussex BN43 6AA

Proposal: Roof extension including side dormers, rooflights and rear extension.

Applicant: Mr J Stratton Ward: Buckingham
Case Officer: Rebekah Smith



Not to Scale

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This application has been brought to Committee at the request of Councillor.

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the west side of Ravensbourne Avenue. The bungalow is the southernmost of a group of six similarly designed hipped roof bungalows in the street. To the south and opposite the site there are other two storey detached and semi-detached houses. The ground level slopes down from north to south with a change in level of approximately 0.4 metres between property boundaries and floor levels at the application site. The bungalow has a garage to the

north side connected to the house by a lean-to structure and adjoining the garage of the neighbouring bungalow to the north. The bungalow has also been extended to the rear with a modest lean-to structure.

Permission is sought for an extension to the rear which would extend the main ridgeline to the rear by approximately 6.6 metres in depth to allow for accommodation within the extended and existing roofspace and stepping down to a lean to roof at the rear measuring 3.7 metres in height . The footprint of the extension would measure approximately 5.3 metres in depth from the main rear wall (4 metres in depth at the northern side of the staggered rear wall). Rooflight windows and dormer window extensions are proposed to the side roofslopes.

The dormer windows would measure 5.9 metres in width on the north side and 3.4 metres in width on the south side, each measuring 1.8 metres in height with a sloping roof. Matching materials are proposed. As originally proposed the application also included a roof extension to form a gable to the front elevation which has since been deleted following concerns raised by your Officers over the impact on the streetscene.

Consultations

Southern Water Services:
Should planning permission be granted, the following informative has been requested by Southern Water:

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Representations

None received to date. Any representations received as a result of advertising the amended plans will be reported at the meeting.

Relevant Planning Policies and Guidance

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'
National Planning Policy Framework (CLG 2012)
Planning Practive Guidance (CLG 2014)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regards shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations.

Section 38(6) Planning Compulsory Purchase Act 2004 that required the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The determining issues in this case relate to the impact on the amenities of neighbouring occupiers and to the impact on the visual amenities of the site and surrounding area.

Residential amenity

To the north of the application site, the impact of the proposed extensions is limited by the separation distance of approximately 8 metres between the side wall of the application dwelling and that of No.13 and by the intervening garages at the application site and the neighbouring bungalow. No. 13 is also set at a slightly higher ground level (approximately 0.4 metres higher). The relationship on this side is such that the proposed extensions would not have any significant adverse impact on the amenities of the occupiers of No.13 subject to the inclusion of obscure glazing to the north side dormer windows.

The main impact of the proposed extensions and alterations would be to the occupiers of the two storey house at No.9 to the south of the site where the ground level slopes down with floor levels approximately 0.4 metres lower than the application site.

No. 9 has a single storey conservatory addition to the rear which does not extend beyond the line of existing rear wall of the application dwelling. The proposed rear extension would result in a 5.3 metre deep extension set approximately 1 metre from the common boundary on this side and set at the higher ground level in relation to this neighbour at No.9. The height of the extension would be 5.9 metres to follow the main ridgeline for the first 4.1 metres and stepping down to 3.7 metres in height for the remainder. This would represent an extension to the ridgeline of approximately 6.6 metres in depth. The full extent of the proposed 5.3 metre deep extension would be apparent from the conservatory at the rear of No.9 and given the change in level and the height proposed, it is considered that the impact on the neighbouring occupier would be unneighbourly and overbearing resulting in an increased sense of enclosure and loss of outlook.

The applicant has stated that ‘the only area which prevents this from being Permitted Development is the single storey ground floor rear’ referring to the 3.7 metre high element of the proposal. Whilst the permitted development fallback must be taken into consideration, Class A of the GPDO would allow a 4 metre deep single storey rear

extension measuring 4 metres in height, subject to various other limitations. The proposed extension would exceed the permitted development allowances in both its height (by 1.9m) and depth (by 1.3m) and it is this additional bulk and height in close proximity to the boundary and where there is a change in ground level to heighten the impact, that is considered unacceptable.

Visual amenity

The application dwelling is well separated from the neighbouring bungalow to the north at No.13, making open views of the side elevation apparent in the streetscene. Bungalows to the immediate north of the site are similarly designed hipped roof bungalows with no significant alterations to their roofslopes readily visible within the streetscene. To the south the relationship with the neighbouring two storey house is more close-knit with approximately 2 metres between the side walls of the application dwelling and neighbour at No.9.

The relationship with neighbouring dwellings is such that the alterations to the south side roofslope would not have a significant impact on the streetscene. The extension at the rear has been designed to extend the ridgeline and form a gable at the rear. It is considered that the design of the proposed rear extension and south side dormer and rooflights, would not cause any significant adverse impact on the design and character of the recipient building or locality, having regard to their positioning and lack of prominence in the streetscene, subject to the use of matching materials.

The original submission included a front gable and smaller (4.6 metre wide) dormer window set further forward in the north side roofslope which were considered to be overly prominent and unsympathetic to the character of bungalow and wider streetscene. The applicant has attempted to address those concerns by providing amended plans deleting the front gable from the application and setting the dormer window further back in the side roofslope. This has also resulted in fewer rooflights on the north side. However, whilst the deletion of the front gable is welcomed, the revised north dormer has been increased in width to 5.9 metres further increasing the bulk. DC Standard No.3 states that dormers should not over dominate the roof and should not normally be located on the side of a hipped roof. In this instance there are no other examples of similar dormer windows on neighbouring bungalows.

Although the applicant has attempted to address concerns over the impact on the streetscene by setting the dormer back beyond the line of the side entrance door, the separation distance between the application and the bungalow at No.13 to the north is such that the full extent of the dormer would be noticeable in the streetscene. The introduction of a 5.9 metre wide dormer to the side roofslope of this hipped roof bungalow is considered to be excessively bulky and unsympathetic to the character of the recipient building representing an incongruous feature widely visible in the streetscene.

Recommendation

To **REFUSE,** subject to their being no new and substantive comments raised during the re-consultation period, for the following reason:-

The proposed rear extension would, by reason of its size and height and proximity to and relationship with the neighbouring dwelling to the south, be unneighbourly and overbearing, detrimental to the amenities of the occupiers of No.9, notably in terms of the increased sense of enclosure and loss of outlook. Furthermore, having regard to the scale and design of the existing bungalow and the character of the area, the proposed dormer extension in a prominent position on north roofslope of the building, would result in an incongruous form of development out of character with neighbouring bungalows and detrimental to the visual amenities of the locality. The proposal is therefore contrary to saved policies AG1 and AH7 of the Adur District Local Plan and supplementary planning guidance in Development Control Standard No.3 'Extensions and Alterations to Dwellings'

1st September 2015