~~PC~~
~~31/1/08~~
Expiry
27/2/08

Development Control – Delegated Officer Report

Application Number: ADC/0004/08 **Recommendation – Permit Application**

Site: **16 The Drive Shoreham-by-Sea West Sussex BN43 5GB**

Proposal: **Rooms in roof (within enlarged roof with part-hipped side gables and rear gable), garage/store on north side and rear conservatory**

The Application

The site is located within the built up area of Shoreham. As existing it is a pitched roof detached bungalow with a gabled roof bay window to the front. There is an existing hard standing to the front of the property with a vehicular access. There is also an existing flat roof extension set back to the north side of the property.

The street scene is mainly characterised by more substantial semi detached dwellings. Although there are other detached houses within the street there are only a few detached bungalows within this area of The Drive, which are located in a row running either side of the application site. The property to the north no. 18 The Drive has been extended at first floor level with dormer extensions to the north and south elevation. There is also a single storey side extension accommodating a garage and hobbies room to the rear.

Permission is sought to extend the roof of the property from a hipped to a hipped gable roof to the north and south with a gable extension to the rear. A small gable dormer is proposed to the front elevation. The over all height of the building will not increase and will remain at 6.1 metres, although the bulk and width of the roof will increase. Also proposed is a rear conservatory which has a maximum depth of 4 metres and is to be joined onto the southern elevation of the existing rear extension. The conservatory is 3.4 metres wide.

Representations and Consultations

Third Parties: - 2 letters received outlining the concern over increased car parking as a result of turning bungalows into family homes. There should be parking for at least 2 cars on the front hard standing of the property to reduce the number of cars on the road. There is concern over the proposed drainage to the garage as there could be damage to the existing and proposed garages as there is space in between. There could be damage to foundations as a result of building adjacent to it.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing affect on the neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No. 3 'Extensions and Alterations to Dwellings' states that roof extensions should respect the scale, character and appearance of existing dwellings.

Residential Amenity

The main properties to be affected in this case are no. 18 The Drive to the north and no. 14 The Drive to the south. There will be no adverse impact on no. 14 as this dwelling remains as a bungalow with a pitched roof. The increased bulk of the roof will not have any adverse impact in this case as there are no roof lights in the side elevation of this dwelling that would be affected in this case.

The proposed side extension to provide a garage and store room will run adjacent to the northern boundary of the site with no. 18. No. 18 has as existing a single storey garage and flat roof rear extension which was permitted in August 2006 under application reference ADC/0148/06. The proposed extension will be built adjacent to the boundary of no. 18 and the blank elevation of the existing building leaving space for guttering for adequate drainage. The buildings will not be joined together.

There is an existing side dormer at no. 18 The Drive to the north which faces south onto the proposed side gable at no. 16. This dormer forms part of a loft conversion which was constructed under the property's permitted development rights. In this side dormer are two windows serving two bedrooms. It is considered that the proposed gable extension will reduce the light to these rooms and will reduce some outlook. However both rooms are served by other windows and this combined with the distance between these windows and the gable would mean that the loss of light and over bearing impact would not be such to warrant a refusal in this case.

There are a row of terraced dwellings to the rear of the site, Buckingham Mews. No. 14 Buckingham Mews is directly to the rear at a distance of 19 metres. The rear gable extension will have a bedroom window which faces to the rear this will be at a distance of 19 metres from the rear of the property to the east. This window is the only window which serves this proposed bedroom and therefore it would not be reasonable to restrict this window to be fitted with obscured glass and be permanently non-opening. On balance it is considered that due to the distance of 19 metres between this bedroom window and the rear of the existing dwelling to the rear, this relationship is considered to be acceptable as it is slightly less than the 22 metre Development Control Standard.

The rear conservatory is not considered to have any adverse impact on the residential amenities of the occupiers of the surrounding dwellings. It will only have a maximum height of 3.2 and is set within the boundaries of the site.

Visual Amenity

The proposed side gable roof extensions and the side garage extension will be visible within the street scene. The side extension is proposed to have a pitched roof at the front and the remainder of the roof will be flat. Therefore due to the existing side extension at no. 18 the flat roof section of the building will not be visible within the street scene. The proposed roof extensions are considered to be in keeping with the scale and design of the existing building and will not be out of keeping in the street scene due to the mixture of styles and designs of buildings within the vicinity of the site. Opposite the site are mainly larger semi detached two storey dwellings.

Parking

At the front of the existing dwelling there is hard standing with a vehicular access from the highway. There is a 1 metre wall across the front boundary. There is concern expressed from a local resident that the extensions to the building will result in more pressure for on street parking within the area. It is suggested that the frontage of this property should be opened up to allow for more parking to the front of the dwelling. It is however considered that there is a sufficient vehicular access to the hard standing which can provide off street parking as existing.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci
2. C12Ei
3. C18Ei -amended.....no windows or other openings shall be formed in the north roof slope of the building...

Case Officer..... V Baker .....Date..... 31/1/08

4. C.18Civ Windows in north and south side elevations

31/1/08

Chair of Planning Committee.....Date.....4/2/08.....

Planning Services Manager.....Date.....1/2/08.....