Development Management - Delegated Officer Report

Application Number: AWDM/1144/18 Recommendation – APPROVE

Site: 28 Rosslyn Road, Shoreham-By-Sea

Proposal: Remodelling of existing dwelling by raising the roof ridge with dormers to East and West side roofslopes, single storey side extension to West elevation, two storey and single storey extension to rear (South elevation) with Juliet balcony to first floor South elevation and sedum roof on single storey part; roof lights to new dormer on West elevation

Date of site visit: 11.09.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a modest chalet bungalow within a street of properties of various styles and scale. To the east of the site is a two storey dwellinghouse, to the west is a bungalow of similar design, although varying in scale. Permission is sought to enlarge the existing bungalow. The width of the dwelling is to be increased by 2 metres to the west side at ground floor, also incorporating a 2.57m deep two storey extension and an enlarged single storey flat roof addition to the rear. The ridge of the building is to be increased by 0.5 metres with the existing chimney removed. A Juliet balcony is proposed to the rear with the rear flat roof to be sedum. As originally submitted the plans showed large side dormers with tiled roofs extending in line with the ground floor side walls. It was considered that the unusual sloping roof design of the dormers and the width in relation to the bungalow would be detrimental to the character and appearance of the street scene and the bungalow itself. Amended plans have been received showing the dormer design changed to standard flat roof dormers and their depth has been reduced to be positioned slightly off the eaves of the bungalow.

It should be noted that no. 26 the chalet bungalow to the west currently has an application for a Certificate of Lawfulness for roof extensions with side dormers proposed (AWDM/1463/18) as well as an application for a single storey rear extension (AWDM/1470/18).

Representations

1 representation received from owner/occupier of 30 Rosslyn Road. Concern that the Juliet balcony may result in a loss of privacy.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading 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

On balance, considering the surrounding street scene, variation in dwelling design and scale and its position in the street scene between two different dwellings it is considered that the proposal as amended can be supported. The flat roof dormers although clearly visible are not features which are unusual within the street scene. They are set down from the ridge, set back from the front and still allow for a significant amount of roof slope to be visible. The works which include the raising of the ridge, extension to the width of the bungalow and works to the rear will not result in a dwelling which is overly large or dominant when viewed from the street. The variation in properties within the street add to the eclectic mix of dwelling style here. Also taking into account that without the other extensions proposed, side dormer windows can be constructed under permitted development therefore the impact of such development would be similar, (note LDC at no. 26 which shows similar dormers.)

The materials shown on the plans include render to the dormers, horizontal timber cladding, roof tiles to match and a sedum roof to the rear. The render will match existing and although dormers would normally be tile hung in keeping with the existing roof this variation is considered acceptable in the light of the variation of materials and building design within the street. A mixture of render, tile hanging and brick is visible of varying colours. The sedum roof will be to the rear of the dwelling and not visible within the street scene. The side ground floor will be rendered to match existing and the rear extension is shown to be finished in timber cladding which the applicant’s agent has advised is to be white or light grey. This section will not be visible within the street scene and either of these options is considered acceptable.

Residential amenity

The main properties to be affected are those either side of the site, no 30 the house to the east and no. 26 the chalet bungalow to the west. The changes to the ridge height, dormers and increased depth of the building (both at single and two storey height) will impact upon the dwelling no. 30. The rear additions and east side dormer will be visible from the rear garden of no. 30, yet there is some set in from the boundary. Although the developments will be seen, with the two storey addition and dormers resulting in increased bulk, there will be no significant detrimental impact.

The increased bulk and depth will not remove significant light or create an overbearing impact to an unacceptable degree. The dormer windows are to be fitted with obscure glazing therefore no overlooking will occur here. The Juliet balcony will also not give rise to any loss of privacy, due to it being set back behind the eaves. A condition is also attached to ensure that the flat roof is not used as a balcony area to protect the residential amenities of the adjacent occupiers. The case officer visited no. 30 to explain the plans and discuss their concerns relating to the Juliet balcony explaining that no overlooking will occur.

The increased width of the bungalow brings it nearer to the bungalow to the west no. 26. As existing there is a side ground floor window at no. 26 which appears to serve a kitchen. The extensions will bring the building closer to the boundary by 2 metres. Although this will reduce light to this side window it must be considered that this side window currently faces onto the side of a dwelling and that it has very limited outlook and reduced light as existing. It is therefore considered that the impact here is acceptable. The proposed ground floor utility window opposite this existing window at no. 26 will be enlarged and it is considered that to avoid any additional overlooking here that this window should be obscurely glazed, a condition is attached.

The building at no. 28 will extend approximately 4 metres beyond the rear of no. 26 to the west. It will also be closer to the boundary than existing. However the rear section of extension is at ground floor only with a flat roof, with the two storey section limited to 2.5 metres in depth, beyond the original rear elevation of the bungalow. Some spacing will also remain between the properties which all have south facing rear gardens. Again the side dormer windows will be obscurely glazed.

The dwellings to the rear are a minimum of 30 metres away, therefore the Juliet balcony will not result in any overlooking in this case.

On balance, subject to the safeguarding conditions set out below, the development can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing and as shown on approved drawings.
3. No balcony/use of flat roof.
4. No additional windows on the north or south elevation of the extension, proposed windows obscurely glazed and non opening except above 1.7 m.
5. The utility window on the western elevation shall at all times be fitted with obscure glazing.
6. Approved plans

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

Proactive with amendments

Case Officer: Hannah Barker Date: 29th October 2018

Authorised by: Peter Barnett Date: 29 October 2018