Development Management - Delegated Officer Report

Application Number: AWDM/0775/15 Recommendation – Approve

Site: 3 Kings Walk, Shoreham-By-Sea

Proposal: Hip to part gable roof extension with front and rear dormers and extension to front elevation to accommodate new entrance

Date of site visit: 18 June 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached hip roofed bungalow on the west side of Kings Walk. It sits between two other bungalows; No. 4 to the south has a part gabled roof with rear dormers, No. 2 to the north is hip roofed. The application property has a larger roof than its neighbours and a higher ridge.

It is proposed to extend the roofspace to form a part gabled roof with three pitched roof dormers at the front and three flat-roofed dormers at the rear. The rear dormers will be linked but the middle dormer will be recessed. Also at the front it is proposed to extend forward on the southern end to line up with an existing projection on the northern end.

Relevant site history

None relevant

Consultations

Adur & Worthing Councils: The ***Environmental Health*** Officer recommends the PFA informative

Southern Water: Informative advising connection to public sewerage system is required

Representations

None received

Relevant Planning Policies

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 (March 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 proposal will increase the bulk of the roof but there is a variety of roof heights and types in the street and it is not considered that the extension will cause visual harm. No. 6 to the south, for instance, is a larger property while there is a 3 storey block of flats directly opposite the site. The proposed dormers are well proportioned and will not dominate the extended roof. There is a dormer at No.6 so the proposal will not be introducing new features to the street.

The proposed front extension will result in the loss of a projecting hip feature which is present at Nos 4 and 5. However, No. 2 does not have such a feature and it is not considered that it loss would cause harm.

The proposed rear dormers will match those at No.4.

Residential amenity

The property is separated from No.4 to the south by its garage and from No.2 to the north by that property's driveway. No.2 does have secondary side windows which will lose some light. However, it is considered that sufficient distance exists to ensure that the increase in roof bulk will not result in a significant loss of light or outlook for either neighbour. Windows proposed in the new side gables will be obscure glazed.

At the rear, the proposed dormers will face towards the car park of the children's home in Kings Gap and will not result in loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Obscure glaze and fix shut side windows
4. Permission relates to approved plans

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

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.

Case Officer: Peter Barnett Date: 13 July 2015

Authorised by: Gary Peck Date: 13 July 2015