Development Management - Delegated Officer Report

Application Number: **AWDM/1273/12** **Recommendation –** Approve

Site: 115 The Crescent Southwick

Proposal: Construction of hip to gable enlargement and two dormer windows to front elevation; rear pitched roof extension with dormer window and rooflight windows

Date of site visit: 3 November 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to one of a pair of matching semi-detached bungalows located on the north side of The Crescent, opposite its junction with Springate Road.

This is a predominantly residential area where neighbouring properties comprise of similar semi-detached bungalows, some of which have been extended into the roof with hip to gable and/or dormer extension at front and rear.

A hip to gable extension is proposed and two pitched roofed dormers would be positioned above the ground floor bay windows in the front roof slope. At the rear a 3.6 metre deep pitched roof extension is proposed measuring approximately 5.9 metres in height and set just below the existing ridge line. Rooflight windows are proposed to the side roofslopes, two of which would be set above a void to the extended ground floor living space and a side dormer is proposed to the east elevation and connecting to the original rear roofslope.

Matching materials are proposed.

Relevant site history
None relevant

Consultations
None relevant

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’
South East Plan (GOSE 2009): CC1, CC6, BE1

National Planning Policy Framework (CLG 2012)

Planning Assessment

The determining issues relate to the appearance of the development and its impact on visual amenity and the impact of the development on the amenities of neighbouring occupiers.

Visual amenity
The front dormer windows would be evenly spaced on the roof and set above the ground floor bay windows appearing well balanced in relation to the recipient building but in terms of the impact on the pair of semi detached bungalows, in combination with the hip to gable enlargement, the roof alterations would be unbalancing resulting in a loss of symmetry between the pair. However, having regard to the number of other examples of roof alterations including hip to gable enlargements and some more unsympathetically designed dormer windows, and taking into account the permitted development fallback position which would allow a hip to gable enlargement, it is considered that on balance this part of the proposal is acceptable and would not result in a significant impact on the visual amenities of the locality.

In terms of scale and proportions, the design of the rear extension is in keeping with the design of the bungalow, set below the ridge line and following the eaves level of the recipient building. Following concerns raised with the applicant about the bulk of the side dormer window and suggested separation from the main roofslope, the applicant has responded with amended plans showing only a relatively minor alteration to reduce the depth of the dormer. Although the design is not ideal, given its position on the east elevation which would not be readily visible in the public domain, and having regard to the number of large unsympathetic dormer windows in the locality, it is considered that a refusal on design grounds would not be justified in this instance.

A condition to secure matching materials is recommended.

Residential amenity
The main impact of the proposed development would be to the occupiers of No. 113 to the west and No.117 to the east. Occupiers to the north and south are sufficiently separated from the site so that no significant impact is caused given the scale of development proposed.

The attached bungalow at No.117 to the east has been extended to a similar depth at the rear to the proposal but with a flat roof and has a rooflight window behind this on the main rear roofslope. Although the proposed rear extension would be more bulky than the neighbours with its pitched roof design, much of the bulk would be set away from the boundary and having regard to the similar depth of the proposed extension to the extension at No. 117 it is considered that the proposed rear extension and dormer would not pose any significant threat to the amenities of the occupiers of No.117 in terms of loss of light or outlook. The hip to gable extension and front dormers would not pose any significant threat to the occupiers to the east.

To the west, there is a separation distance of approximately 5 metres between side walls of the No.113 and No.115. There is an intervening garage to the side of No.115 and although No.113 has side facing windows, these are set more towards the rear of the house and within their own extension. Having regard to this relationship and that much of the roof bulk of the rear extension is pitched away from the neighbouring bungalow it is considered that there would be no significant impact in terms of loss of light or outlook.

The side rooflight windows would be high level in relation to internal floor levels, set above the stairs and in a void above the ground floor living accommodation therefore it is not considered necessary to control the type of glazing used. However a condition is recommended in relation obscure glazing for the proposed side dormer and a condition to prevent any further side windows without permission to prevent any significant overlooking.

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 consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Obscure glazing to side dormer window
4. No further side windows without approval
5. Permission relates to approved plans:
   Drawing Number 01 entitled ‘Location Plan’ deposited 16 October 2012
   Drawing Number 02 entitled ‘Block Plan’ deposited 16 October 2012
   Drawing Number 10 entitled ‘Plan and Elevations as Existing’ deposited 16 October 2012
   Drawing Number 13 entitled ‘Elevations as Proposed’ deposited 16 October 2012 (part superseded)
   Drawing Number 20 entitled ‘Revised Plans as Proposed and Revised East Elevation’ deposited 11 December 2012

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date:13 December 2012

Authorised by: Peter Barnett Date: 17 December 2012