Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0516/12

Site: **25 New Barn Road Shoreham**

Proposal: **Front dormer and single storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a flat roof front dormer to measure 1.9 metres in height, 3.4 metres in width, and 3.1 metres in length, and a single storey rear extension to measure 3.5 metres in height, 7 metres in width, and 3.9 metres in length

A hip to gable roof extension and rear dormer are shown for the sake of completeness only as these are to be built under "permitted development" (works not requiring the express permission of the local planning authority).

The application site is in an outer residential suburb of Shoreham, on a hill gradient. Surrounding properties are bungalows, many with large front dormers.

The application property is one such building. It has a deeply recessed front door, and a front bay. Its walls are a mix of exposed brick and white render.

Relevant Planning History

None

Consultations

Worthing & Adur Councils: The **Environmental Health** officer requests precautionary contamination condition

Representations

None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
Appendix 11 'Supplementary Planning Guidance' No.3 'Extensions and Alterations to Dwellings

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The pair of bungalows is already unsymmetrical due to the hill gradient which breaks the front roof plane and ridge height of the pair.

Although the front dormer to the application property is of some size and could be better positioned on the face of the building, it is acceptability proportioned and would sit reasonably comfortably within the enlarged roof.

There are other large front dormers within the street. Many of these are in excess of what is proposed.

Although the front dormer would reduce symmetry of the pair, this symmetry would be lost anyway when the hip-to-gable roof extension is built out.

The rear extension is of rudimentary design and it is unfortunate that its eaves do not match the eaves of the existing building. However its scale is appropriate to the existing building and its flat roof reduces its bulk. It is intended to be built with external materials matching the main house. It is not visible from public vantage point.

Residential amenity – effect on existing dwellings

The front dormer is physically removed from immediate neighbours so no adverse overbearing and overshadowing effect would occur onto occupants of adjoining properties. Overlooking is limited to views of the public street and oblique views onto front gardens, so would not be materially harmful to neighbours.

With regard to the rear extension it is the attached neighbour who is principally affected by it (it is physically removed from the remainder).

However the attached neighbour's own property has itself been extended at the rear. The proposed extension would project 3 metres in depth beyond this, which complies with the standard adopted by Adur District Council. The extension is also flat roof in its design.

Given this circumstance, although the rear extension would take some daylight and sunlight from the attached neighbour and reduce their outlook, this impact from this would not be materially harmful to the living conditions of that same neighbour.

No windows are proposed in the flanks of the rear extension, so intrusive overlooking onto neighbours is avoided.

Contaminated Land

The site is not identified as contaminated so an informative would suffice to raise the applicant's awareness of the risk.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and the South East Plan (CC1, CC6, BE1).

Subject to Conditions:-

1. time limit
2. Approved plans
3. Materials and finishes to match existing
4. No windows/openings in side elevations of rear extension without prior permission of local planning authority

Informatives

1) If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

2) No determination under this application has been made on the proposed rear dormer or hip-to-gable roof extension. If the applicant requires formal determination that the proposals in respect of the rear dormer and hip-to-gable roof extension constitute permitted development it will be necessary to apply for a lawful development certificate for a proposed development.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 11-06-2012

Authorised and signed by: Jo Morin Date: 14 June 2012