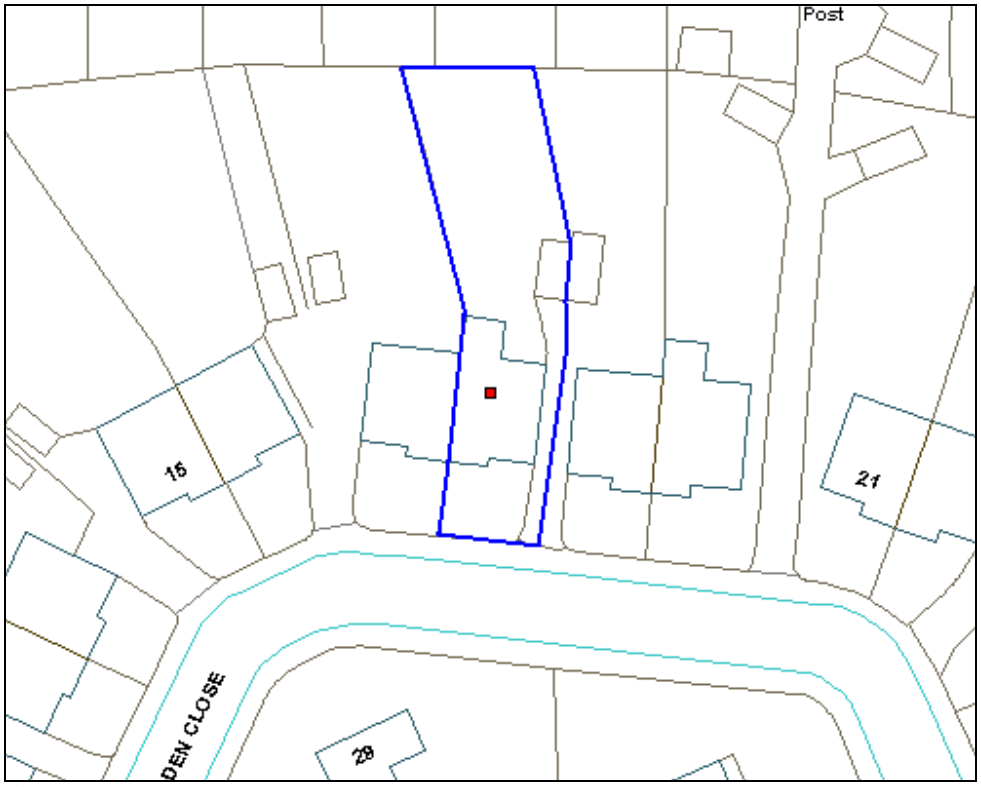
Application Number: AWDM/1421/12 **Recommendation – APPROVE**

Site: 18 Garden Close, Shoreham-by-Sea

Proposal: **Loft conversion to extend hip to gable end, including front and rear dormers**

Applicant: Mr James Powell Ward: Buckingham
Case Officer: Rebekah Smith



Not to Scale Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow on the north side of Garden Close. This is a predominantly residential area comprising of similar semi detached bungalows on the outer edge of the circle of Garden Close, many of which have been extended into the roof including the adjoining bungalow at No. 17. There are detached bungalows on the opposite side of the road in the inner side of the circle and further south there is a two storey flat building and a small shopping parade fronting onto Upper Shoreham Road at the entrance of the street.

As originally proposed permission is sought to extend the hipped roof to a gable end and construct front and rear dormer extensions and install a rear rooflight window. Amended plans are expected to revise the proposals to a part hipped roof and to alter the width and positioning of the dormer to match the adjoining bungalow at No.17. The rear dormer window would measure 5.6 metres in width by 2.9 metres in height approximately. A side window is proposed in the gable.

Matching materials are proposed.

The application is brought to Committee for consideration as the wife of the applicant is a member of Council staff.

Relevant Planning History

None relevant to the application site.

No.17 - ADC/0262/07 - Permission granted for a front dormer (rear dormer and part hip gable built as permitted development)

Permission granted for full gable end and dormers at No.6 (174/96 refers), No.7 (ADC/111/10 and ADC/345/10 refer), and No.14 (ADC/443/10 refers).

Consultations
None relevant

Representations
None received

Relevant Planning Policies and Guidance

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

Visual amenity
The dwelling sits within a road where there are many roof alterations and extensions, including hip-to-gable extensions. As originally proposed the hip-to-gable extension and front dormer proposed at No.18 would imbalance the appearance of the pair of semi-detached dwellings. However, No.17 has itself been extended with a part hipped gable extension and front dormer window and the applicant has agreed to amend the proposals to match the appearance of those approved at the front of No.17. Amended plans are expected prior to the meeting to show a matching front dormer and matching barn-hip to give a more balanced appearance with No.17. Although the dormer extension would still be relatively large, it would be clearly set within the edges of the roofspace as is the case at No.17 so that a reasonable amount of roofslope would be

visible on each side. On balance, therefore, and taking account of the number of other such extensions in the street and that this would match No.17, it is not considered that a part hipped gable extension and front dormer to match the roof alterations at No.17 would unduly harm the character or appearance of the bungalow or street scene.

At the rear, the proposed dormer would be of box-like appearance. However, it would be set well down from the ridge and not readily visible in the streetscene. Having regard to the permitted development fallback position where a similarly large dormer and may be constructed without a planning application, and taking into consideration the number of other similar rear dormer extensions in the vicinity, it is considered that a refusal on design grounds would not be justified. The rear rooflight and side window is not considered to cause any significant harm to visual amenity.

Residential amenity
The roof extensions would have a limited impact on residential amenity given their scale and the relationship with the neighbouring bungalows. A first floor window in the new gable would face the windows in the side of No.19 but this is to serve a WC only and can be restricted by condition to be obscure glazed. Therefore it is considered that the proposed roof extensions would not pose any significant threat to residential amenity in terms of loss of light, outlook or privacy.

Recommendation

Subject to the receipt of satisfactory amended plans, 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 would consequently 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 3 year time limit
2. Materials to match existing dwelling etc
3. Side window to be obscure glazed and non-opening to 1.7m
4. No further windows or other openings in east wall/roofslope of the extension etc
5. Permission relates to approved plans

Informative:
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