Expiry Date - 09/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0335/10 **Recommendation – Permit Application**

Site: **22 Garden Close Shoreham-by-Sea West Sussex BN43 6BR**

Proposal: **Enlarged roof accommodation with part-hipped side gable and enlarged front and rear dormers**

The Application

The application site is a semi detached chalet bungalow with existing front and rear flat roof dormers within a cul-de-sac of similar properties many of which have had various roof extensions and alterations.

Permission is sought to extend the roof from a hip to part hipped side gable and extend the existing front and rear flat roof dormers. The ridge will increase by 2.7 metres with the front dormer increasing in width from 3 metres to 4.5 metres and the rear dormer increasing from 3.1 metres to 5.9 metres. The loft extension will provide an ensuite and dressing room to the existing two bedrooms within the roof space.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II ‘Supplementary Planning Guidance’ comprising: Development Control Standard No. 3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development’ (OPDM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

It is not considered that the proposed roof extensions will have any adverse impact on the residential amenities of the occupiers of the adjacent properties. No. 21 the attached bungalow will be screened from the proposal by the existing building. No. 23 to the south east is at a minimum distance of 5 metres. There are no windows on the side elevation of no. 23 that will be affected by the proposal.

Visual Amenity

The front dormer extension and part gable extension will be clearly visible within the street scene. The proposal will result in symmetry between the two semi detached bungalows with matching roof lines and dormers which will be sympathetic to the street scene. The extensions are in keeping in scale and design with the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The roof extensions here by permitted shall be carried out in accordance with the following approved plans: -

   'Alterations to Existing Loft Conversion' - received 14th September 2010.
   Reason: -For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date