Development Management – Delegated Officer Report

Application Number: AWDM/0819/17 Recommendation – APPROVE

Site: Ambleside & Cherrydene, The Street, Shoreham-by-Sea, BN43 5NJ

Proposal: Rooms in roof with side hipped roof extension with rooflights and rear dormer to east elevation and single storey rear extension to east elevation (application applies to both Ambleside and Cherrydene).

Date of site visit: 20.09.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a pair of semi-detached 1930s houses located within the Old Shoreham Conservation Area, opposite the northerly junction of Lesser Foxholes with The Street. The two storey dwellings currently have fully hipped roofs with a two storey small front gable bay window. There are two other semi-detached houses ('Fairlands' and 'Hallcroft') downhill to the south, positioned closer to the highway than the application site. There is also a pair of semi-detached houses to the north ('Rena' and 'Anchorage' to the north, positioned behind the application site). The 3no. pair sets are of very similar design to one another. These 6 no. dwellings are positioned in a staggered format to the street and topography of each pair is higher than its neighbours going from south to north.

The gardens of each of these 6no. houses are also unusual in that they are angled away from each of the dwellings, travelling to be partially behind the neighbouring house.

The application relates to the middle pair of semi-detached dwellings who seek identical extensions to each of the dwellings, the works comprising an extension of the roofspace to form a Sussex hip at the sides with front and side rooflights and a pitched roof dormer at the rear, each measuring approx. 3.5m wide, 3.5m deep and 2.8m high. A single storey pitched roof extension is also proposed at the rear of both properties each measuring approx. 3.3m deep,3.7m high and 5.5m wide.

Consultations: None

Representations: 1 Letter of representation from 60 Adur Avenue

- Surprised that we have been consulted as the two houses next to this that back onto us have done this and more, and we were not consulted. Despite the eyesore we how have to look.

- The Council is not the slightest bit interested in public opinion
- Shoreham has been ruined
- No orange notice on site despite this being a Conservation Area

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15, 17
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Relevant Planning History

AWDM/0482/11 – Single storey rear extensions and rooms in roof (with part hipped side gables and ridge-roofed rear dormers) ('Anchorage' and 'Rena'. **Approved 13.10.2011**

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the Conservation Area.

Visual amenity and character

Lack of symmetry can be a problem with roof extensions. In this case, however, the roof extensions are proposed to be carried out jointly to both houses, meaning that this is not a reason for objection. Whilst the proposals would result in this pair of houses having a different roof form to the neighbouring pair to the south, it would marry successfully with the neighbouring pair to the north 'Anchorage' and 'Rena', that is because they have undertaken extensions alterations to their property of the same design as that proposed.

It is noted that the proposed roof form is architecturally satisfactory and relatively harmonious. There is no visual objection to this pair of dwellings undertaking the same roof extension as its neighbours to the north, even though the properties are set further forward, that is because for one thing they have no properties directly opposite and because the properties are not overly prominent in the streetscene when approaching from the south and north.

The neighbours to the south are on slightly lower land and have a glazed rear conservatory, but the far south point of the rear extension will be 1m from the boundary and a further 4m from the side of the rear conservatory at 'Fairlands' giving a total of 5m at the nearest point. Closer to the house, because of the angled boundary separation, the proposed extension will be still be approx. 5m distant from the conservatory. 'Fairlands' also have a detached brick shed structure up to the boundary with the application site, and they also have a timber structure to the rear of the brick one, also up to the

boundary. These structures will be to the rear of the rear extension to ‘Ambleside’.

The proposed conjoined ground floor rear extension is of good quality design and visually acceptable, and at 3.3m deep it is within the acceptable tolerance of the policy within the Adur SPD guidelines of ‘Extensions and alterations to dwellings’

The increase to the side of the roofs will go from a full hip to a half hip and the ridge will remain the same height, rooflights will be installed in the hip section on the side which will be over the stairs and thereby will not result in overlooking of the neighbouring properties. The rear rooflights will serve a shower room and a bedroom.

The rear dormers are quite large but are positioned approximately 1.8m from the extended roof edge and should not be visible from the street. A reasonable proportion of sloping roof will remain visible from the rear and they have been designed with pitched roofs, avoiding any ’box-like’ appearance. They are considered to comply with the Council’s guidance on dormer extensions.

Also, the proposed development will not affect the character or appearance of the Conservation Area in a negative manner, indeed, it is considered that the proposal would be a positive addition to the Conservation Area, as it would reflect the design of the immediate properties to the north.

Residential Amenity

The immediate neighbours ‘Rena’ to the north and ‘Fairlands’ to the south are on different land levels to the application site with ‘Rena’ being higher and ‘Fairlands’ lower. Notwithstanding this change in levels, it is not considered that the rear extensions, which will be at a distance of approx. 4 - 5m from each of the dwellings, would result in harm to the residential amenities of those properties. Indeed, the rear ground floor extensions are shown as 3.3m deep, and are therefore in accordance with the Council’s guidance, and no windows are indicated within the side elevations to result in overlooking of the neighbouring properties. There are rooflights within the side roofslopes the cill heights of them all will be over 2m in height, which are above the height required by Government guidance. It would be reasonable to apply a condition to any permission restricting windows in the side elevations without the prior permission of the LPA.

A condition should be imposed to ensure that the extensions are built together as a single development. Both houses have long rear gardens of some 30m and the enlargement of the houses will not result in overdevelopment.

The roof side extensions would also not harm either of the neighbouring properties, particularly as the height of the roof will not be altered and the rooflight will be serving a stairwell, thereby not resulting in overlooking.

The rear dormers are set into the roof by approx. 2m and thereby will not overshadow the neighbouring property. There will be a degree of overlooking from the windows of the dormers, but it is not considered that the amount of

overlooking would be demonstrably greater than from the bedroom window on the first floor.

Neighbouring properties to the rear within Adur Avenue would be over 25m distance from the development and thereby their existing residential amenities will not be compromised.

Propertied opposite within Lesser Foxholes are also 25m or more distant, and change to the dwellings proposed will not adversely affect their residential amenities.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows in side elevations of rear extensions or cheeks of the dormers.
5. To be built together

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 05.10.17

Authorised by: Peter Barnett Date: 5 October 2017