Development Control – Delegated Officer Report

Application Number: AWDM/0640/14 Recommendation – APPROVE

Site: 87 Crown Road, Shoreham

Proposal: Single-storey rear extension to replace existing conservatory and rooms in roof with side gable and rear dormer.

Date of site visit: 17.06.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the westerly side of Crown Road and comprises a modest semi-detached single storey bungalow. The road is residential in nature and development predominantly comprises pairs of semi-detached bungalows many of which have extended with front and rear dormers.

The proposal seeks planning permission for a single storey rear extension and a hip to gable enlargement and a dormer to the rear of the bungalow. The proposed single storey rear extension would incorporate a flat roof and would measure 3.5 metres in depth, 7.2 metres in width and 2.8 metres high. The proposed hip to gable extension would be located on the northerly side of the roof and would extend the ridge line across by 4 metres in length. The proposed rear dormer would incorporate a flat roof and would measure 4.3 metres in length 2.8 metres in depth and 2.2 metres high. The single storey rear extension would incorporate render to the exterior walls and the roof extensions would incorporate interlocking concrete roof tiles to match the existing dwelling.

Consultations: None received.

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’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves extensions to an existing dwelling house.

Visual amenity

The application property is located adjacent to the westerly corner of the road where properties are distanced to the road by grassed verges and paved driveways leading to the residential properties. As such views to the rear of the application property from Crown Road are limited between the neighbouring dwellings due to the set back position from the road.

The hip to gable enlargement would be visible from within the street scene; however it is noted that there are a number of flat roofed front and side dormers visible from the road and therefore the bungalow properties are not uniform in terms of their appearance. The proposed hip to gable enlargement would extend in line with the existing ridge and would incorporate concrete interlocking tiles to match the existing dwelling. It is therefore considered that the hip to gable enlargement would remain in keeping with the appearance of the existing bungalow and would not appear duly prominent within the street scene.

The rear dormer extension has been set into the roof slope, positioned centrally on the roof and would incorporate matching roof tiles. The single storey rear extension would have a flat roof and rendered walls. The dormer addition and single storey rear extension would not be visible from the street scene to the east and it is therefore considered that they would not have any adverse impact on the visual amenities of the area.

Residential amenity

The original plans submitted with the application showed that the proposed single storey extension would measure 4 metres from the rear elevation of the original bungalow. The attached southerly neighbouring dwelling has no additions to the rear and the proposed extension at 2.8 metres high would exceed the 2.5 metre height of the southerly boundary fence. Officers raised concerns regarding the 4 metre projection of the extension and the potential loss of light this would cause to the southerly neighbour's adjacent window. This would also not accord with the Council's Supplementary Planning Guidance -Extensions and Alterations to Dwellings which advises that single storey extensions on a semi-detached dwelling should not exceed 3.5 metres from the rear elevation of the dwelling. Amended plans have subsequently been received which has set the extension back to 3.5 metres and it is considered that this overcomes the concerns raised in relation to the loss of light to the southerly neighbouring property.

To the north the neighbouring bungalow is situated at a diagonal angle to the application property due to its corner plot position. The neighbouring bungalow would be distanced to the proposed single storey extension by approximately 10 metres at the closest point and would be partly obscured from view by the neighbouring garage which sits adjacent to the northerly boundary. No windows would be incorporated in the northerly gable end or the northerly and southerly walls of the single storey extension and rear

dormer. It is therefore considered that the proposed extensions would not cause any loss of privacy to the northerly or southerly neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Received on 23rd May 2014.
   Title: Existing Property, Drawing No. C754 Received on 23rd May 2014.
   Title: Proposed extensions, Drawing No. C754-1 D Received on 26th June 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall accord with the details submitted with the application.

   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan 1993-2006.*

4. No windows – Northerly or southerly elevations

Informative

1. Proactive Statement - Amendments

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

Case Officer: Rebecca Tier Date: 10th July 2014

Authorised by: Jo Morin Date: 11.07.2014