Development Control – Delegated Officer Report

Application Number: AWDM/0227/15 **Recommendation – REFUSE**

Site: **10 The Drive, Shoreham**

Proposal: **Part single and part two-storey front and side extensions. Rooms in roof with half-hipped gable to south side elevation and rear dormer**

Date of site visit: 10.03.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is located on the easterly side of The Drive and comprises a two storey detached dwelling. The road goes up on a steep northerly incline and is residential in nature comprising a mixture of two storey dwellings and bungalow properties of varying design and appearance.

The front elevation of the existing property is staggered with a projecting two storey feature with bay window extending to the front of the property. There is a smaller set back 1 ½ storey addition to the southerly side of the building which incorporates a garage with accommodation above and has a steeply pitched sloping tiled roof. The exterior walls of the dwelling are part brick and part render with clay roof tiles to the front gable and main hipped roof.

This application seeks planning permission to construct part single storey and part two storey extensions to the westerly front and southerly side of the application property. The proposed single storey part of the extension would extend the front elevation of the dwelling by 1.5 metres to the west and would incorporate a hipped roof, with new entrance door and two front windows. The proposed two storey part of the extension would extend 3.7 metres to the front and would measure 8.9 metres high. The extensions would also involve extending the ridge line 5.9 metres across to the south to form a half hipped gable roof extension to the southern side of the dwelling. A flat roofed dormer extension measuring 4.6 metres wide, 2.4 metres deep and 2.3 metres high would also be constructed in the extended westerly rear roof slope of the dwelling.

The proposed extensions would incorporate matching brickwork at the ground floor level and render at the first floor level to match the existing dwelling. The southerly gable end and the roof of the extension would be hung in clay roof tiles to match the existing property.

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. The main considerations that require assessment are the impact of the proposed extensions on the visual amenities of the area and to the occupiers of neighbouring properties.

Visual amenity

This part of The Drive comprises a mixture of property types, including larger detached two storey properties and smaller bungalow properties which vary in design, scale and appearance. Some properties have extended within the roofs and some of the dormer extensions and hip to gable enlargements are not considered to be particularly sympathetic to the appearance of the original dwelling houses or the street scene and as a result appear prominent from within the road.

Whilst it is noted that there is no particular uniformity amongst the residential properties within the road, it is still important that any extensions to dwellings remain sympathetic in terms of design and materials to both the original dwelling house and the area in general in accordance with saved policy AH7 of the Adur Local Plan.

The front elevation of the existing dwelling house is staggered with the two storey projecting section with bay window being the most dominant characteristic of the front of the property. The most set back part to the front of the dwelling is a smaller 1 ½ storey addition to the southerly side which has a steeply pitched sloping tiled roof. The proposal would involve extending the existing 1 ½ storey extension to the side with a two storey extension and creating a roof extension that would extend an additional 5.9 metres in width from the ridge line of the existing property across and would incorporate a half hipped gable to the southerly end. The proposed front extensions would alter the staggered façade to the frontage of the dwelling which forms part of its character when viewed from the road. The roof extension would alter the modestly proportioned hipped roof of the original dwelling to a large bulky expanse of roof with a half hipped gable end to the south. It is therefore considered that the proposed extensions would not relate sympathetically in terms of scale, design or appearance to the existing dwelling and would constitute an intrusive addition within the street scene that would be out of keeping with the character of surrounding development

Officers have raised these concerns with the Agent who considers that the proposed extensions are acceptable in context of the neighbouring extensions

at No. 8 The Drive and they would not therefore appear out of keeping with the visual amenities of the area. The northerly side of the neighbouring property appears to have been extended at some point and the roof was subsequently converted and extended in 2010. Building regulations consent was applied for however no planning permission was submitted or granted in respect of the neighbouring extensions at No. 8 and it would appear that planning permission would have been required.

The southerly neighbouring property is located further forward towards the road and at an angle to the application property and therefore the first floor extension and large expanse of two storey brick wall with half hipped tiled gable end to the northerly side of the neighbouring property is particularly prominent when standing in the road. Officers would not wish to see an extension of this scale and design replicated within the road as it would not relate sympathetically to the exiting dwelling and would cause further unbalance and harm to the visual amenities of the street scene.

It is also worthy of note that as the topography of the application site slopes from north to south, the two storey extension would be located at an elevated level in comparison to the southerly neighbouring property and this would increase the visual prominence of the extensions when travelling along The Drive from a southerly direction.

Residential amenity

The neighbouring occupiers that would be most affected by the proposed development are located in the neighbouring properties to the north (12 The Drive), south (8 The Drive) and to the east (12 Buckingham Mews).

The proposed two storey side extension would bring the first floor level of the addition closer to the southerly neighbouring property with a distance of 2.5 metres located between the proposed extension and the southerly neighbouring dwelling at the closest point and 5.5 metres at the furthest point. It is however considered that as the extended southerly neighbouring dwelling angles away from the neighbouring property and is set further forward towards the road that the proposed extension would have limited impact to the occupiers of the southerly neighbouring property in terms of loss of light or overbearing impact.

No first floor windows would be incorporated within the southerly side wall of the proposed extension or the side cheeks of the proposed rear dormer which would ensure no direct overlooking into the rear gardens of the neighbouring occupiers at No’s 8 and 12 The Drive. One new roof light would be inserted in the northerly side of the roof, however this would only provide light to the first floor rooms and would be located high enough in the roof slope not to allow any direct overlooking to the northerly neighbouring occupiers.

Two new ground floor windows would be located within the southerly side wall of the dwelling. It is not clear from the floor plans submitted what room these would serve, however due to their set forward position they would predominantly face the side walls of the neighbouring single storey flat roofed extension and main house. The proposed ground floor windows would not cause any direct overlooking into the southerly neighbouring rear garden or

face any side windows in the southerly neighbouring property and it is therefore considered that they would cause no loss of privacy to the occupiers within the neighbouring property to the south.

To the east the proposed extensions would not extend any further than the rear wall of the existing dwelling house. The proposed rear facing dormer windows would therefore be distanced to the easterly boundary with the neighbouring property by 13.5 metres and to the easterly neighbouring dwelling by 15.5 metres. Given the separation distance between the proposed rear dormer windows and the easterly neighbouring property, it is considered that the proposed rear facing dormer windows would cause no harmful loss of privacy to the occupiers of the easterly neighbouring property.

Recommendation

REFUSE for the reason:-

The proposed extensions by virtue of their size, bulk and design would be poorly related in visual terms to the scale and appearance of the existing dwelling and would constitute an intrusive addition within the street scene out of keeping with the character of surrounding development. It would therefore conflict with saved policies AG1and AH7 of the Adopted Adur District Local Plan 1993-2006, and the NPPF.

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

Case Officer: Rebecca Tier Date: 20th April 2015

Authorised by: Jo Morin Date: 20.04.2015