Application Number: ADC/0490/07 Recommendation – APPROVE

Site: 20 Woodards View, Shoreham-by-Sea BN43 5LH

Proposal: Rear extension and rooms in the roof with enlarged pitched roof (with higher ridge and part-hipped side gables with increased span) and front and rear dormers

The Application

The site is located on the south side of Woodards View and comprises of a bungalow with a hipped main roof and a small forward-projecting gable, plus a single-storey flat-roofed rear extension.

To either side are bungalows. The bungalow immediately to the west is set at a lower level that the application site. It appears vacant with the garden overgrown. The bungalow to the east has been extended to the side to provide a large living room with large windows in the side elevation facing towards the application site. To the rear is a large garden with a garage at the end. The front the garden is enclosed by a low wall. There are also bungalows opposite.

Permission is sought for an extension to the rear and an enlarged roof of increased height and span with half hipped side gables and pitched dormers to front and rear. The proposal was amended by the applicant shortly after submission of this application to delete part of the rear single-storey extension (on the west side).

The rear extension would project a maximum 4.7m beyond the rear of the original bungalow and would be approximately 1.75m from the east side boundary. The rear section (2.5m of this 4.7m projection) would be single storey and measure approximately 5m in width, being located to the eastern side of the rear elevation. On the western side, the extension to the rear would project 2.2m from the rear of the existing bungalow. Apart from the single-storey element, the rear extension would have a pitched roof with living accommodation within.

The main roof would be increased in height by 0.9m at the ridge and increased in span from 8.2m to 11m. The dormers (one to the front, two to the rear) would each measure 2.6m in width. Three bedrooms and a bathroom in the roof would be created plus enlarged ground floor accommodation. The dwelling would have four bedrooms in total (although the plan is wrongly annotated showing bedrooms 2-5 instead of 1-4).

Planning permission was previously sought for a similar proposal on a larger scale to provide a total of five bedrooms under reference ADC/302/07. This was refused under delegated powers for the following reasons:-

1. The proposed extensions and alterations, by reason of their excessive size and unsympathetic design, would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality and thereby conflict with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).
2. The proposed development, by reason of its excessive size, would be overbearing and detrimental to the residential amenities of the adjoining property, thereby conflicting with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH2).

Relevant Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AT12, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Representations and Consultations

Third Parties: 3 letters of objection have been received from residents at No's 22 and 23 Woodards View and the owner of No.18 (who lives at 3 Riverside) raising the following:-

- The property would be grossly overdeveloped making it much larger than any other in the road;
- It would be totally out of keeping with surrounding dwellings, with a 'barn-like' structure that would not enhance local environment; it is particularly unsatisfactory in its architectural form, height, materials & layout, and the design is out of balance;
- set a precedent for other large developments which would change the look of the road;
- unneighbourly, with loss of privacy, daylight, sunlight and outlook to No's 22 and 23 (opposite);
- this is worse than the previous application as the rear dormers have been moved back thereby enabling a direct view into the dining area of No.22;
- potential loss of light to the main kitchen window in the east side of No.18.
- noise and disturbance, including from traffic, with no provision for additional parking;

[NB. the resident of 22 Woodards View and Cllr Liza McKinney have indicated that they wish to speak at the Committee meeting]

Planning Assessment

Policies

Structure Plan polices seek to protect and where possible enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction and regard for local context (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity – character and appearance

The proposal would increase the scale and change the character and appearance of the existing modest bungalow. It is not particularly sensitive to the existing building or its immediate neighbours, both bungalows, nor is it of a particularly high standard of architectural design, with the front dormer tending to appear slightly out of balance with the front elevation and its ridge only about 0.25m below the proposed main ridge.
Whilst the roof would become a much larger feature than is currently the case, the proposal is significantly reduced in scale from the previously refused scheme. The increase in ridge height now proposed is only 0.9m (as compared with 1.8m previously). Although the addition of the half-hipped side gables ('barn' ends) increases the ridge length from 2.5m to 7.8m which is more than previously, the proposed enlarged roof span has been reduced from a massive 13.5m to 11m.

Taking account of the fact that the character and mix of housing styles and sizes in Woodards View as a whole is already quite varied, with flats, bungalows, chalet bungalows and houses, on balance, it is considered that the proposal has been reduced sufficiently so that its effect on visual amenity and on the character of the locality would no longer be detrimental to a degree warranting refusal.

Residential amenity

The main residential impact is on the bungalows immediately to either side of the site, particularly No.22 to the east which has several large windows to its

living room/dining room in the side elevation facing the site. The main concerns of the occupants are that there would be loss of outlook, an overbearing sense of enclosure as a result of the large flank wall proposed, and overlooking of the dining area from the rear dormer. However, it is considered that any overlooking from the proposed dormer towards the windows of this room would be very oblique and therefore unlikely to have any significant impact on residential amenity. It is acknowledged that there would be some loss of sunlight and daylight to this room and an added sense of enclosure but not, it is considered, to a degree warranting refusal.

The bungalows opposite are some 35m away and therefore there would be no significant overlooking issue resulting from the front dormer. The rear garden would remain over 30m long and therefore it is also considered that there is no issue of overlooking to the rear. Only a bathroom window is proposed in the side elevation, which could be obscured to eliminate any loss of amenity. No.18, to the west, is a modest bungalow but it is considered that the revised proposal, with the extension reduced on the western side of the building, closest to No.18, would result in no significant impact on that property.

Recommendation

APPROVE for the reason: -

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, ~~AT12~~) and the adopted West Sussex Structure Plan 2001-16 (LOC1, DEV1, DEV4-5).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Eii (Materials to match existing)
3. C14Aii (Permission relates to amended plans received on 23 and 31 August 2007)
4. C18Civ (Obscure glazing of side windows)
5. C18Ei (No additional windows in side walls)

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