Expiry Date – 5/10

Development Control – Delegated Officer Report

Application Number: AWDM/1239/17 Recommendation – Approve

Site: 5 Elm Close, Shoreham

Proposal: **Replacement larger roof dormer to front (east) elevation to enlarge 4th bedroom.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/9

Site and Surroundings

This application relates to a detached 1970's house at the end of Elm Close, a private close of 5 detached dwellings. Built as one of 11 houses at the same time these properties have prominent front cat slide roofs with a single small flat roofed dormer set into them. A number of houses have extended and altered the frontage including 2 and 3 Elm Close and 18 and 20 Downsway.

The property is not in a conservation area.

Proposal

Planning permission is sought to enlarge the flat roofed front dormer and to add a pitched roof to it. The dormer has been twice reduced in width since first submitted which also brings the proposed ridge line down.

Relevant Planning History

63/72 – 11 detached houses and double garages. Granted 10/7/72

Consultations

None received.

Representations

One objection received from 19 Newtimber Gardens as follows:

'We do not agree with this extension on this property as it means our privacy would be encroached. The extension would be coming closer to our property, therefore allowing the residents to look into our property. '

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Emerging Adur Local Plan Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Policy Context

Development Control Standard No. 3 'Extensions and Alterations to Dwellings' includes saved Adur Local Plan policy AH7 and expands design advice for domestic extensions as follows:

'*Saved policy AH7 states:*

Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-
(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;
(b) design and materials are sympathetic to both the original dwelling and the area in general;

PLANNING PRINCIPLES

THE EFFECT ON NEIGHBOURING PROPERTIES

2.2 Proposals will not be granted planning permission if they have an unacceptably adverse effect on neighbouring properties. The main detrimental effects could be related to:-

(i) Privacy
The proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.

(ii) Daylight
Any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.

(iii) Outlook
The fact that a neighbour may be able to see an extension would not in itself make a proposal unacceptable, the outlook of neighbouring properties should not be dominated

by the extension since this could be overbearing and oppressive. However, the loss of a distant view would not normally be considered a valid reason for refusing an application.

2.3 The extent to which the above factors are affected will depend on the size and position of the extension, as well as its location and orientation relative to neighbouring properties. Clearly extensions to a large detached house or bungalow on a large plot are far less likely to affect neighbouring properties than ones to small terraced or semi-detached houses or bungalows. In addition a single-storey extension would be less likely to have an adverse effect on neighbouring properties than a two-storey extension, which would be more likely to reduce daylight to neighbouring properties and lead to problems of overlooking.

THE APPEARANCE

The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.

2.6 The following principles should also help to ensure that the criteria discussed above are met:-
(a) Extensions should respect the architectural period and style of the existing dwelling and the area.
(b) External construction materials should match in colour and texture the materials of the existing dwelling;
(c) Windows and other openings should be in scale with the extension and should be in line with and match the proportions and style of existing windows.
(d) On a dwelling with a pitched roof, extensions should also have a pitched (or lean-to) roof if they are visible from the street, from a public place, or are two-storey extensions;

DORMERS AND ROOF EXTENSIONS

3.11 Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the room(s) proposed without adding very large flat roofed dormers, permission will not normally be granted.
3.12 The windows in dormers should be similar in style and proportion to those on the original dwelling.
3.13 Where dwellings are less than 22m from principal windows of dwellings to the rear, dormers are unlikely to be acceptable as they would cause an excessive degree of overlooking. This is particularly so in areas characterised by bungalows where no overlooking exists at present.
3.14 Roof extensions should respect the scale, character and appearance of existing dwellings. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling.

3.16 Front extensions are particularly difficult to incorporate successfully with the existing house and streetscene. They should not usually extend significantly beyond the "building line", or abut side boundaries. For this reason, front extensions on terraced properties (other than small porches) will not usually be allowed. In the case of semi-detached or detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours. Windows in side elevations of front extensions, which are close to and overlook neighbouring properties, will not usually be allowed.'

This is consistent with the National Planning Policy Framework which states;

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

●●will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
●●establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
●●optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
●●respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
●●create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
●●are visually attractive as a result of good architecture and appropriate landscaping.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

> *●always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*

Assessment

Visual amenity

The proposed extension has been reduced in size since first submitted. Nonetheless it still represents a fairly significant change to the front elevation of this property. However, other properties in the street have been significantly altered already. No. 3 has effectively replaced the front dormer with a gable addition and small front balcony. No. 2 has doubled the width of the front dormer and increased the overall height too. The original character of this close has been undermined. A refusal on these grounds could not be sustained.

The extension itself has been reduced in scale and now sits more comfortably in the roof. Given the changes in the Close already it is considered to be an acceptable alteration to the appearance of this house.

Neighbour amenity.

It is proposed to enlarge an existing bedroom and make it en-suite. The front of this bungalow faces over a deep shared green within the Close. 19 Newtimber Gardens is off set to the north and the application site shares part of 19 Newtimber Gardens rear garden boundary.

It is already possible to overlook the rear garden of 19 Newtimber Gardens from the existing bedroom. A clear view of the patio is available. The extension will be more apparent to occupiers of this property but it is not considered that significant increased overlooking will occur. It affords no greater view of their garden than is available to residents of 20 Newtimber Gardens.

It is also not considered that the extension will be overbearing to residents of 19 Newtimber Gardens as the extension is 10 metres from the back of their property and set at an oblique angle.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Y

Case Officer signed:	MOK	Date: 24/10/17
Authorised and signed by:	Peter Barnett	Date: 24 October 2017