# DELEGATED APPLICATIONS

## ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0102 – 44 Hillside Avenue

DATE OF SITE VISIT: 15/3 and 6/5

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

Detached 1950's bungalow on the north side of Hillside Avenue just as the road bends. The property has a hipped and tiled roof and a modest projecting hipped gable feature on the frontage and a hipped bay detail on its west side. It has a linked detached garage on its east side with vehicular accesses on either side of the frontage.

Hillside Avenue is characterised by a mix of two storey houses and bungalows of varying designs.

The property is not listed and is not within a conservation area

PROPOSAL

Permission is sought to extend the building at roof level by raising the hipped roof either side to form barn ended hips with the installation of a large flat roof rear dormer, two pitched roofed front dormers and a total of six rooflights. Existing roofs over the east side projection, rear projection and west elevation bay are to be truncated.

This application has been revised since first submitted. The original proposal involved the same barn end gables but included the installation of three pitched roof front dormers, and a much wider rear dormer.

RELEVANT PLANNING HISTORY:

None.

RELEVANT PLANNING POLICIES:

RES7, H16 and H18 of the saved Local Plan.
BE1, CC1 and CC6 of the South East Plan
PPS1 Delivering Sustainable Development
Policy 16 Core Strategy

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters have been received from neighbours in response to the consultation on the revised proposal.

An objection was received to the original proposal from the occupiers of No. 46. Their objection is summarised as follows:

i) Loss of privacy from overlooking of house and garden.
ii) Existing row of trees on shared boundary provide some screening but if removed the loss of privacy would be greater.
iii) The number and size of windows proposed is excessive.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

This bungalow is prominently positioned on a bend in the road between two storey properties. It has a less deep rear garden as a result. It would appear to be a deliberately positioned bungalow as first floor rear windows could look directly over neighbour's gardens at both 42 and 46 Hillside Avenue. The revised proposal has removed this threat. The rear dormer now proposed is confined to within the width of the original rear roof slope. It no longer includes windows to either first floor bedrooms but instead will light two bathrooms. Four high level rooflights will provide light to the bedrooms.

The rear dormer is still large relative to the original roof size. However, as the main roof of the house is being extended at both ends by the creation of barn ended gables it will be less than half the width of the extended roof. The rear dormer alone would be permitted development. The originally proposed rear dormer extended almost to the full width of the extended roof space and would have been visible from the road on the west side of the building as it angles round the bend in the road. This was not acceptable and the applicant was asked to reduce its width as proposed now.

The two windows in the rear dormer will light bathrooms. A condition is recommended that these windows are obscurely glazed on installation with openings above 1.7 metres from finished floor levels only, and retained as such, to protect neighbour's privacy. Additionally the rooflights proposed in the rear elevation must be a similar distance off finished floor level. Two rooflights provide light to bedroom one, which also has a front dormer, and two are the

only windows to bedroom two. A means of escape window is provided in the roofslope of the roof of the original single storey addition below. This is accessed through a door and so will only be occasionally used. It gives access to a side passage between the garage and the house and will not lead to harm.

The raised barn ended gables are acceptable in terms of the impact on the appearance of the property and the street. The street has an irregular mix of designs of houses and bungalows. The barn ends proposed will not jar within the general character and will not result in any harm to neighbours.

The two pitched roofed dormers for the front elevation are set a sufficient distance apart and are positioned above ground floor windows. The flat roof dormers previously proposed are considered to be preferable but the applicant is adamant he would like pitched roofs. The three pitched roof dormers originally proposed resulted in a cluttered appearance. There are a few examples of front dormers in the street but generally the design of houses in this road is so varied these two front dormers will not appear out of place.

The truncating of the three original roofs do not require planning permission and nor do the elevational changes at ground floor rear.

RECOMMENDATION

Grant subject to conditions.

1. 3 years
2. Revised Plans received 27/5/11
3. Materials to Match
4. Rear dormer bathroom windows/rear rooflights obscure and 1.7 metres off finished floor level.

REASONS FOR RECOMMENDATION:

The revised proposal complies with the relevant policies of the Development Plan.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

**DELEGATED**

Case Officer sign..... [redacted] Date..... 27/5/11

Authorising Officer sign..... [redacted] Date..... 1/6/11 JM