Development Control – Delegated Officer Report

Application Number: AWDM/0503/13 Recommendation – Approve

Site: 23 Mountview Road, Sompting, West Sussex

Proposal: Remodelling of existing bungalow including rear extension and rooms in new raised roof with front and rear gables and north and south side dormers

Date of site visit: 18th June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a modest, detached hipped roof bungalow within a street of bungalows which are mainly semi detached. Most of the bungalows have been altered and extended with loft conversions and rear extensions. The bungalow has off street parking to the front and a single garage set back to the southern side. The ground levels increase from south to north, the driveway is to the south of the bungalow.

Permission is sought to remodel the existing bungalow to provide first floor accommodation. This will involve the raising of the ridge by 0.9 metres and extending to the rear by 5 metres (set in to 2 metres on the southern side) with a rear gable extension. A large flat roof dormer is proposed to the south elevation and two smaller flat roof dormers are proposed to the north. The application as originally submitted showed the front roof slope of the bungalow to be extended with a gable to match the rear and the south side dormer 9.2 metres wide, 2.1 metres high with a maximum depth of 2.1 metres. Amended plans have been submitted following a request from the planning officer to retain the front hip, and to reduce the width of the south side dormer along with the width of the windows in the dormers. The dormer has been reduced to 6.9 metres wide. As a consequence of the loss of the second first floor bathroom a side window has been removed and the existing bedroom windows have been reduced from three panes to two panes wide. These windows are shown on the plans to be fitted with obscured glazing and fixed shut.

Two flat roof dormers are proposed on the north side of the roof slope, these remain unchanged from that originally submitted both are 2.7 metres wide, 2 metres high with a maximum depth of 2.1 metres. These windows are labelled as obscurely glazed.

The proposed works create a large kitchen and utility at ground floor and two bedrooms and an ensuite in the roof space.

Representations: objection received from owner/occupier of no. 19 Mountview Road – objects on design, loss of general amenity,

overdevelopment, privacy light and noise, all privacy to patio and garden would be lost.

Objection from owner/occupier of no. 21 Mountview Road – loss of existing private garden, impact on use of garden. The rear bedroom will look directly over patio and into sitting room. Detrimental to existing lifestyle. This project is not in keeping with the area and will be totally overpowering.

Further email received from owner/occupier of no. 21 – Objection still remains with regards to the rear bedroom window I would prefer this window was removed from the plan rather than the obscured glass and restricted opening as suggested by the applicant.

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

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The ridge will be increased in height which will alter the appearance of the bungalow when viewed from the street. The front hip will however remain which will allow the bulk of the extension to be reduced when viewed from the street. The side dormer will be visible when viewed from the approach to the south however with the reduction in width and set back this will be reduced from that originally proposed and is considered acceptable in the light of the developments that have taken place within the street and at adjacent properties. The increase in height is also acceptable in the light of the change in levels and variation on height of buildings either side of the site. The proposed side dormers would not be out of keeping in character or appearance with the street scene in this case.

The ground floor extension is considered to be acceptable in the light of the large extension adjacent to the north and due to the modest scale of the bungalow in relation to the adjacent dwellings. The proposed rear extension and gable are not considered to be overly large or out of keeping in this case.

Residential amenity

The main properties to be affected in this case are no. 21 Mountview Road to the south and no. 25 to the north. An objection has been received from the owner/occupier of no. 21 who is concerned that the southern dormer and bedroom windows will result in overlooking.

The amended plan shows the size of the windows, number of windows and overall size of the dormer reduced. A condition is attached that these windows should be fitted with obscured glazing at all times and shall be non-openable. This is to avoid any overlooking and loss of privacy (actual or perceived) to the adjacent occupier to the south. The dormer would face directly onto the rear garden/patio area. The amendments are considered to overcome this concern. The bulk and form of the extensions are not considered to result in any loss of light or overbearing impact in this case. There is a distance of 4 metres between the proposed extension and the adjacent bungalow and it is positioned to the north.

No. 25 to the north is a semi detached bungalow with front and rear dormers and a large flat roof single storey rear extension. The neighbouring bungalow is set further within the site than no. 23. The extension and side dormers will be adjacent to the side of no. 25 which as existing has little or no aspect to the south due to the close proximity of the boundary fence and the main aspect of the property being to the east. The application site is also on lower ground level than the adjacent bungalow to the north further reducing any impact.

A condition is attached to ensure that the windows on the northern elevation are fitted with obscured glazing and to reduce any unneighbourly impact only the window nearest to the highway is to be openable with a top hung fan light.

An objection has been received from the owner/occupier of no. 19 to the south of the site. This property does not abut the site, although the increased bulk and form of the bungalow may be visible when from the rear of this bungalow this does not justify any reason for refusal. The conditions attached will overcome any potential overlooking to the south and at a minimum distance of 11 metres and the application site being positioned to the north there is no potential for significant loss of light or overbearing impact in this case.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans
4. The first floor windows on the north and south elevation shall at all times be fitted with obscured glazing. They shall be permanently fixed shut with the exception the most westerly window on the north elevation and the bathroom and most westerly bedroom window on the southern elevation which can be fitted with a top opening fanlight only provided that the opening part of the window is above

1.7 metres above the finished floor level of the room the window serves.

5. No windows or opening other than those shown on the approved plans shall be fitted into the north or south elevation of roof without prior consent from the local planning authority.

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. 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 letter(s) of representation? Y

Case Officer: Hannah Barker Date: 19th June 2013

Authorised by: Jo Morin Date: 19 June 2013