Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0891/15

Site: 5 Bramber Close, Sompting

Proposal: Proposed first floor extension including raising ridge height, replacement of rear roof, internal alterations, construction of rear/ side extensions following removal of existing side and rear structures and new flat roof

Date of site visit: 17 March 2015

Neighbours checked: Y

Additional neighbour notifications: Neighbours renotified of revised description 20.7.15

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the west side of Bramber Close. The bungalow is one of a pair of semi-detached houses, generally matching in terms of their design although the brickwork to No.5 has been painted. The ground level steps up between No.3 and No.5 with No.5 being at the higher level, as does the floor level and eaves level, although the height of the ridge remains consistent between the pair. This change in level is replicated elsewhere in the street as the ground level slopes up to the north. This is a predominantly residential area comprising of other matching and similar semi-detached bungalows and some detached bungalows.

Permission is sought for a new first floor extension comprising of roof alterations to form an asymmetrical gable to the rear elevation, part gable wall at the side and front dormer window. The eaves level on the northeast side would be raised by approximately 1 metre above the existing eaves and the ridge level by approximately 0.5 metres for the extended part. A roof light window is proposed in the side.

A new single storey side extension is proposed following removal of the existing side store. This would comprise a 5.8 metre long by 2.5 metre wide garage and to the rear the extension would be set in by approximately 1.1 metres from the side wall of the new garage and extend to the depth of the existing sun room. A new flat roof would be formed over the side extension and the existing sun room which would be reconstructed with new rear wall and new doors in the rear elevation.

Painted render, tile hanging and matching roof tiles are proposed.

Relevant site history

AWDM/0322/15 - Proposed first floor extension, internal alterations, and construction of rear/ side extensions with new flat roof following removal of

existing side and rear structures. Refused on 14.04.2015 for the following reasons:

> *Having regard to the scale and design of the existing bungalow and character of the area, the proposed extensions, including the increase in ridge and eaves height and introduction of a gable in a prominent position on the building, would result in an overtly two storey appearance which would be out of character with neighbouring bungalows to the detriment of the visual amenities of the locality. The proposal is therefore contrary to saved policies AG1 and AH7 of the Adur District Local Plan and supplementary planning guidance in Development Control Standard No.3 'Extensions and Alterations to Dwellings'.*

No.7 has a hip to gable extension and rear dormer. There is no planning history relating to this and it is likely that it was constructed as permitted development.

Consultations
Sompting Parish Council supports the application

Representations
None

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

Residential amenity
As was the case with the previous application, the bulk of the extension would be on the northern half of the bungalow, set away from the adjoining bungalow at No.3, with the exception of the replacement rear addition which, given its height and depth would not have any significant impact on those occupiers to the south, and so the main impact would be to the occupiers to the north at No.7. However, No.7 is set at a slightly higher ground level and main windows are to the front and rear of this dwelling with only secondary windows to the south side. Given the separation distance between the roof enlargement/first floor extension and the side wall of No.7 and that the side rooflight is set at a high level above the landing and staircase, there would be no significant amenity impact on the occupiers of No.7 arising from these works. The single storey side addition would replace the existing structure and towards the rear would be set away from the boundary. Given its limited height, the change in level and the relationship with No. 7 there would be no significant loss of light, outlook or privacy as a result of the side extension.

Visual amenity

The existing bungalow is one of a pair of modest hipped roof semi-detached bungalows in keeping with the scale and form of other neighbouring properties, giving a harmonious appearance to the street. Although elsewhere in the streetscene there are some bungalows designed with an original small front gable projection as part of a matching pair of semi-detached bungalows, this pair of semi-detached bungalows has a traditional hipped roof design, matching others of the same design in the vicinity. Not all neighbouring dwellings retain their original form, however those enlargements affecting the streetscene mainly relate to hip-to gable extensions such as No.7 where it is a side gable that has been formed as permitted development or dormer windows in the roofslope.

The previously refused scheme introduced a large asymmetrical gable as well as increasing the ridge height on the front elevation and an awkward side dormer, giving an overtly two storey appearance in the streetscene which was considered to be out of character with neighbouring bungalows in the vicinity. Whilst the increase in ridge height and rear gable has remained in the current proposals, the front gable has been deleted in favour of a relatively small dormer window, and a hipped roof remains on the front elevation, albeit extended to form a new ridge. Although the extended ridge would be higher than that of the adjoining bungalow, the main ridge line would remain as existing and the change in level would mirror the change in eaves level that currently exists between the two bungalows. The increase in height and the visible part side gable wall in this street of generally matching hipped roofed bungalows would still not be ideal, but given the existing arrangement where the roof has the appearance of stepping up in height from the adjoining bungalow and where there is an actual increase in ridge height of bungalows to the north following the ground level sloping up, and having regard to the existence of a hip to gable extension constructed at the neighbouring bungalow, a refusal would not be justified.

Overall the revised scheme blends more successfully with the single storey character of the streetscene and for the reasons described above the increase in eaves and ridge heights would not be particularly pronounced in the streetscene. The asymmetrical rear gable would not be readily visible in the streetscene and so would have no significant adverse impact on the character of the area.

As was the case with the previous application the side and rear additions would replace the existing store and garden room over an adjusted footprint. The full extent of these new additions to the bungalow would not be readily visible in the streetscene and their scale and form would be generally in keeping with that of the existing bungalow. The single storey side and rear additions are therefore considered acceptable in terms of design and visual amenity.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years

2. Materials
3. No further side windows
4. Permission relates to approved plans:
   Drawing number O2 entitled ‘Location Plan’ deposited 9 June 2015
   Drawing number 03 entitled ‘Block Plan’ deposited 9 June 2015
   Drawing number O1E entitled ‘ As Existing Floor Plan, Elevations, Outline Section & Roof Plan’ deposited 9 June 2015
   Drawing number O1P/B entitled ‘Proposed Extension Floor Plan, Elevations, Outline Section & Roof Plan’ deposited 9 June 2015

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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? N

Case Officer: Rebekah Smith Date: 4 August 2015

Authorised by: Peter Barnett Date: 4 August 2015