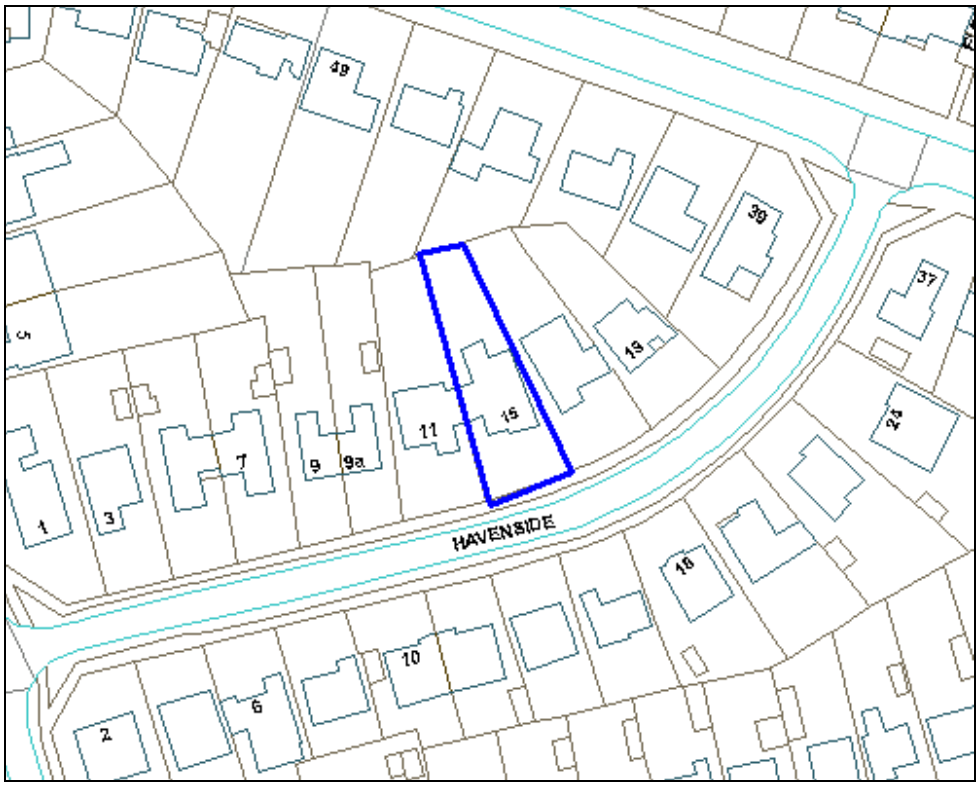
Application Number: ADC/0110/11 Recommendation – APPROVE

Site: 15 Havenside, Shoreham-by-Sea BN43 5LN

Proposal: Extension to roof (including increase in ridge height by 1.1m), glazed door to balcony within front roofslope, rear dormer with 'Juliet' balconies and groundfloor rear extension



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The Application

This application is referred to the Committee for a decision at the request of one of the Ward Councillors.

The application property is a detached bungalow located on the north side of Havenside. It sits between two bungalows, one of which (No.11) has flat roofed front and rear dormers. There is a mix of bungalows, chalet-style bungalows and two-storey houses within the road. The application property has an existing projecting front gable with, on its west side, a small flat-roofed front 'infill' extension. There is a flat-roofed garage attached to its west side.

Permission is sought to provide accommodation within the roofspace and the application has twice been amended since its original submission following negotiations with officers. It follows an earlier application for a 'squaring' of the roof with front and rear extensions which was withdrawn when it was clear that it did not have officer support (ADC/0382/10). The current application was originally for the construction of large roof extensions with balconies set within an extended roof slope plus a ground-floor rear extension. This was not considered to be visually acceptable

and resulted in what were effectively two large dormers across the front and rear roof slopes, partly disguised by the extended sloping roof. The rear balcony area also generated objections from neighbouring residents who were concerned about the potential for loss of privacy and overlooking.

The application was amended to remove the rear balcony and rear extension to the roof slope and to replace it with a large flat-roofed rear dormer with Juliet balconies. The front roof extension was retained with a balcony set within the roofslope plus a ground floor rear extension but the overall form was flat-roofed. The steep pitches proposed at the front and rear would not disguise the flat roof as seen from the sides.

This was still not considered to be a satisfactory design solution and, following a site meeting with officers, it was concluded that an acceptable solution in streetscape terms was to raise ridge of the roof thereby enabling the provision of conventional front and rear roof slopes, without the flat top that was a feature characterising the previous designs as viewed from both sides.
The full pitched roof is shown on the amended plans now received and these show the ridge increased in height by 1.1m with the span of the roof extended by 3.5m at the front. Within the new front roof slope, a part dormer (3m wide) is proposed which is set into the roof slope to provide a small front balcony. At the rear, a large flat-roofed dormer is still proposed, 8.5m wide, 2.7m high and 4.2m deep, with two full height opening windows with guard rails (termed 'Juliet balconies').

At the rear, the proposed flat-roofed groundfloor extension will 'square off' an existing 3.2m deep rear extension (removing a small gabled roof) and will not project further to the rear than the existing rear extension. It will be inset slightly from the east side boundary due to the oblique angle of the boundary and the proximity of the neighbouring bungalow (No.17).

Consultations and Representations

Third Parties:

Original Plans (now superseded) – 5 letters received from the residents of No's 11, 17 & 19 Havenside and 45 & 47 Beach Green objecting on the following grounds:-

- Rear dormer and balcony will result in overlooking of neighbouring rear gardens and rooms in dwellings at rear and will cause a loss of privacy

First Amended Plans (now superseded) – 4 letters received from the residents of No's 17 & 19 Havenside and 45 & 47 Beach Green objecting on the following grounds:-

- Full height opening windows will overlook rooms and garden of properties to rear
- Flat roof of rear groundfloor extension could be used as a roof terrace in the future

Latest Amended Plans – 1 letter received from the resident of No.19 Havenside stating that the Juliet balconies are preferable to the formerly proposed balcony but that they continue to object unless binding restrictions are put in place to prevent any use of the flat roof of the groundfloor rear extension as a balcony.

Relevant Planning Policies and Guidance

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’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)
Draft National Planning Policy Framework (DCLG 2011)

Planning Assessment

Policies

Policy AH7 states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

The Council’s Development Control Standard No.3 does not contain any specific reference to raising the ridge of the roof of a bungalow to create a chalet bungalow but it does state that the most important basic principle is that extensions should be in keeping with the appearance, scale, design and character of the existing dwellings and streetscene.

The DC standard states that dormers should not be so large that they overdominate 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.

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. The Draft National Planning Policy Framework largely reiterates these requirements in paras 114, 116 and 121 but also emphasises that Councils should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development styles or forms (para 118).

Visual amenity and character

The latest amendments to the application are considered to result in a more satisfactory design solution which maintains the pitch-roofed appearance of the bungalow in sympathy with other dwellings in this road. The previous roof form of the previous schemes, with its extensive flat roofed area and steeply angled front and rear roof slopes, was considered to be a poor design that was out of place in this road. While the new proposal results in a higher ridge, it is not greatly higher (1.1m) than existing and will not appear out of scale or character with the other dwellings in the road.

The rear dormer is a large addition but it will not dominate the roof due to the increased roof volume of the bungalow and the fact that it will be 1.4m below the new ridge line. There is an existing large rear dormer on the neighbouring dwelling,

No.11, to the west which is only slightly smaller than that currently proposed and the proposed dormer would not therefore be unduly out of character.

At the front, a recessed balcony is to be provided within the new roof slope so that only a small projection of flat-roofed dormer will project from the roof slope. It is considered that the current scheme is an acceptable design solution which will not detract from the streetscene.

Residential amenity

The design of the rear extension has been amended deleting the roof balcony originally proposed. There were fears that it would cause overlooking and a loss of privacy to neighbouring dwellings.

The revised design has full height opening windows, serving two bedrooms, with only 'Juliet balconies'. Objections have continued to be received on the grounds of overlooking and loss of privacy from dwellings in Beach Green to the rear. However, those dwellings are approximately 25m away from the proposed windows, in excess of the 22m usually considered to be the minimum acceptable back-to-back distance, and it is not considered that the proposal will result in an unacceptable or unusual level of overlooking. It should be noted that the adjoining dwelling already has a large rear dormer with large window openings (albeit not full height).

The proposed groundfloor extension will bring the dwelling closer to the boundary with No.17 to the east and will project approximately 3m beyond the rear wall of that property. However, the extension will be only 2.7m high and will not result in a loss of light or outlook to its neighbour. The use of the flat roof of this extension as a balcony would require permission in its own right but it is considered justifiable to impose a condition to prevent the roof from being used other than in emergencies as access may be possible from the proposed dormer window.

The main roof extension will increase the height, depth and bulk of the roof. There will be some impact on the side entrance to No.17 which faces the site but it is not considered that any light loss to that property's hallway would be so serious as to warrant a refusal of the application. The windows to the side of the extended roof will be obscure glazed and fixed shut to avoid any overlooking.

Recommendation

The proposed development , as amended, would not detract from the local environment and can take place without resulting in unacceptable detriment to the residential amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and PPS1.

Subject to:-

1. C1Ci (Standard time limit)
2. C12Eii (External materials to match existing unless otherwise approved) (amended)
3. C18Civ (First-floor side windows to be obscure-glazed)
4. There shall be no access to the flat roof over the groundfloor rear extension at any time other than for purposes of escape in an emergency.
5. C1E3 (This permission relates to the following approved plans:- Drawing 9420/1b (Proposed Elevations and Floor Plans) date received 1 July 2011, Location Plan and Block Plan date received 6 April 2011)