Expires 25/6

Development Control – Delegated Officer Report

Application Number: ADC/0234/08 **Recommendation - Permit**

Site: **19 Hawkins Close Shoreham-by-Sea West Sussex BN43 6TL**

Proposal: **Pitched roof on existing rear extension**

The Application

The application property is the southern half of a pair of semi-detached bungalows located on the east side of Hawkins Crescent, within the built up area of Shoreham.

The application bungalow has been extended to the rear with a part-flat, part-dummy pitch roof extension. The dummy pitch roof is currently 1.0m in height. The applicant has said that the existing roof leaks and is in need of a replacement. The proposal is to replace the dummy pitch roof which surrounds the rear extension and to replace it with a full hipped roof which would tie into the hipped roof of the original bungalow. The ridge of the proposed roof would be 2.7m in height from eaves level and 5.7m from ground level.

The attached dwelling is sited on slightly higher ground (approximately 0.3m) and also has a rear projecting extension. It is set back from the boundary by 3.0m and leaves a bedroom in a recess 6.0m in depth. The southern side of the extension has windows and a door serving a kitchen and as access to the rear garden.

Consultations and Representations

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan 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.

Visual amenity

The proposed roof form would tie into the hipped roof of the existing dwelling and is considered to be more sympathetic than the existing part-dummy, part-flat roof over the current extension. The roof would not be particularly visible from the street and would not be over dominant given the 1.4m difference in ridge height from that of the original bungalow.

Residential amenity

The attached property has an extension that is set away from the boundary with south facing windows. There is a distance of 3.5m between the extension of the application property and the south elevation of the neighbours extension. There is a slight concern that the increase in height of the roof may have an effect on the amount of direct sunlight available to these windows, but given that there is a height difference between the ground level of the sites in favour of No.21, the roof would maintain the same angle as that of the existing dummy pitch roof and that the sun would be at its highest when the proposal would have most effect, it is considered that the effect would not be so bad as to warrant a refusal.

The effect on the outlook from the rooms of the attached property and those to the rear of No.17 would not be significant and there would be no effect on the privacy of the surrounding properties.

Recommendation

APPROVE for reason that :-
1PPi

1. C1Ci
2. C12E3 – amended
   The external tiles of the roof hereby permitted shall....etc.

Case Officer: [illegible]
Date: 11.06.08

PB 12/6/08