expires 7/7

Development Control – Delegated Officer Report

Application Number: ADC/0192/09 **Recommendation – Permit Application**

Site: **2 Weald Dyke Shoreham-by-Sea West Sussex BN43 5LP**

Proposal: **Enlargement of bungalow into a chalet dwelling including rear extension and new pitched roof with higher ridge, side gables, front dormer, rear dormers with balconies and artificial boarded wall cladding**

The Application

The application property is a detached hipped roofed bungalow located on the west side of Weald Dyke close to Shoreham Beach. It forms the middle property of a line of three detached dwellings, the other two being chalet bungalows with rooms in the roof and higher ridge lines. At the rear of the site is a development of bungalows in Raleigh Close.

It is proposed to convert the property into a chalet bungalow, retaining the eaves at the same level but raising the ridge from 5.6m to 6.8m and changing the roof from a full hip to a part gable. An existing flat roofed rear conservatory is to be removed and replaced with a new extension on the same footprint with the new roof extended over.

There are to be three bedrooms in the roofspace served by a new front dormer and two rooflights and by two rear dormers and four rooflights. The rear dormers have been reduced in size from the original submission and only one of them now has a small Juliet balcony across the French doors opening.

Consultations and Representations

Consultations/Comments

None

Third Parties

None received

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)

Planning Assessment

Policies

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.

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.

Visual amenity and character

The proposal will result in a bulkier and more substantial roof form but it will have a partially hipped roof with low eaves which will help to maintain some of the original character of the dwelling. Front dormers are visible elsewhere in the street, including on the adjacent dwelling, No.1 Weald Dyke, and the proposed dormer is pitched roofed and modest in size, leaving a large proportion of the roofslope visible.

The form of the roof will be similar to the dwellings on either side of the site and its height, at 6.8m, will also be consistent with those dwellings.

Residential amenity

No.1 Weald Dyke has a first floor north side window which faces the roof of No.2. Two high level side windows are proposed to serve two bedrooms which will not result in mutual overlooking between the dwellings, while a similar high level window is proposed for the north side elevation to prevent views into the side dormer window of No.3.

The higher ridge and bulkier roof will result in some light loss to the side windows of the adjoining dwellings, but the partial hipped roof form will help to reduce the impact upon both properties. On balance, it is not considered that either Nos 1or 3 Weald Dyke will be adversely affected by the proposal.

At the rear, the nearest bungalow in Raleigh Close, No.1, is approximately 20m away. The bungalow is angled so that it does not directly face the rear of 2 Weald Dyke and it is considered that the 20m distance between the proposed dormers and 1 Raleigh Close will not result in any loss of privacy or harmful overlooking. The dormers have been reduced in size and the previously proposed balconies have been removed, leaving only a single Juliet balcony to the northernmost dormer. This will not result in any significant loss of privacy to neighbouring properties.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci
2. C12Ei
3. C14Aii 19 June 2009 AH7
4. C18Eii north and south walls

Case Officer: [redacted]

Date 1/7/09