

Parish: Chichester	Ward: Chichester South
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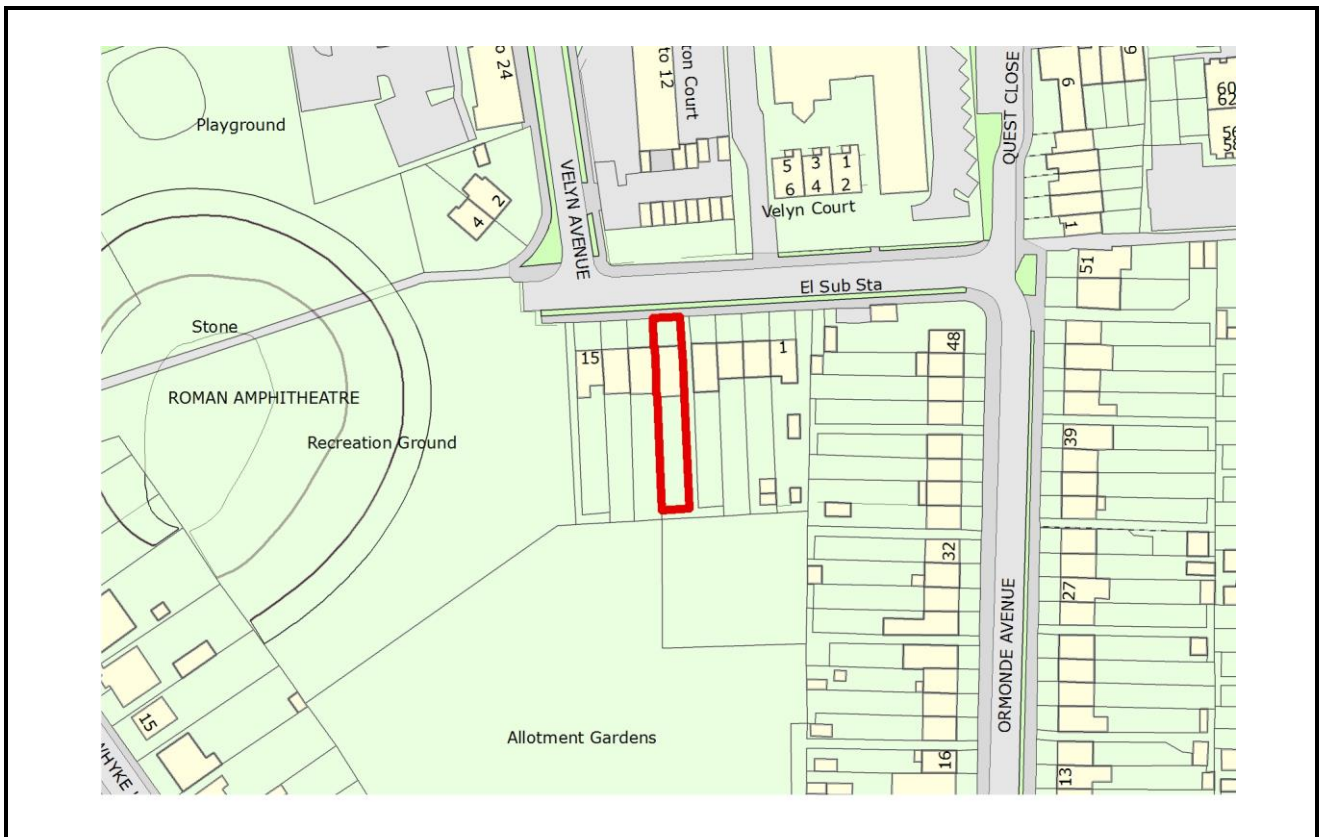
Proposal Hip to gable east side roof enlargement, 1 no. rear dormer, 3 no. front rooflights and 1 no. east side rooflight to create an additional bedroom and associated ensuite in the loft space and internal alterations.


Site 9 Velyn Avenue Chichester PO19 7UP

Map Ref (E) 486736 (N) 104659

Applicant Mr S Kirk

RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral

Applicant is a spouse of an employee of Chichester District Council.

2.0 The Site and Surroundings

- 2.1 The application property is a two storey end of terrace residential dwelling located on the south side of Velyn Avenue, Chichester and situated within the settlement boundary of Chichester. The application property is constructed of brickwork, clay roof tiles and UPVC windows. The property extends further to the rear than the other dwellings within the terrace due to the existing two storey rear extension. To the front of the property is a driveway with a low brick wall to the east boundary and hedging/shrubs to the west boundary. To the rear is a patio and the garden is laid to lawn. There is an approx. 1.8m brick wall to the rear west boundary. To the rear east boundary there is an approx. 1.8m brick wall the length of the patio and an approx. 1m brick wall with a timber trellis bringing the overall height to approx. 1.8m along the remainder of the boundary.
- 2.2 The site falls outside of the Chichester Conservation Area which is to the west of the application site. The area is residential in nature, on the south side of Velyn Avenue are two sets of terrace houses with each set comprising 4 no. two storey dwellings. The application property is located within the terrace to the west and is the last dwelling on the east end. The neighbouring property to the west of the application property has 2 no. rooflights on the front elevation and a flat roofed dormer with 2 no. windows on the rear elevation. The neighbouring property to the east extends to the rear to the same length as the application property and is separated from the application property by a path that leads to the rear gardens of both properties. To the north of the application site are some private car parking spaces, to the south are allotments. To the west of the row of terraces is a recreation ground which is within the Chichester Conservation Area.

3.0 The Proposal

- 3.1 The application proposes a hip to gable east side roof enlargement, 1 no. rear dormer, 3 no. front rooflights and 1 no. east side rooflight to create an additional bedroom and associated ensuite in the loft space, including internal alterations. The existing loft space is currently used as a study with storage room to the rear. There is 1 no. rooflight in the rear elevation which serves the study. The roof of the existing two storey rear extension is hipped as is the roof of the original dwelling. The proposed enlargement to the east side of the roof and the rear dormer would increase the size of the floorspace which would be used as a bedroom with ensuite and 2 no. storage spaces.
- 3.2 The proposed hip to gable enlargement to the roof would be constructed of brickwork and clay roof tiles to match the existing dwelling. The proposed windows would be double glazed and light grey powder coated aluminium framed. The proposed rear dormer would have a flat roof constructed of single ply membrane and the walls would be constructed of Kebony Clear shiplap timber cladding which would be laid horizontally. Over time the cladding would develop from a deep brown in colour to a natural grey.

4.0 History

98/01679/DOM

PER

Upper storey to be built onto existing rear ground floor extension.

5.0 **Constraints**

Listed Building	NO
Conservation Area	NO (Adjacent)
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
- Flood Zone 2	YES
- Flood Zone 3	YES
Historic Parks and Gardens	NO

6.0 **Representations and Consultations**

Chichester City Council

- 6.1 'Objection. The development would harm the character and amenity of the area and would result in loss of symmetry to the terrace.'

Third Party Comment

- 6.2 No third party comments received

7.0 **Planning Policy**

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no made neighbourhood plan for Chichester at this time.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Development Strategy and Settlement Hierarchy
Policy 33: New Residential Development
Policy 47: Heritage

National Policy and Guidance

- 7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), and section 7 in general relating to the requirement for good design.

Other Local Policy and Guidance

7.5 The following Supplementary Planning Documents are material to the determination of this planning application:

Chichester District Council's Planning Guidance Note 3, Design Guideline for Alterations to dwellings and extensions (revised September 2009 (PGN3).

Chichester Conservation Area Character Appraisal

7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i) Principle of development
- ii) Design and Impact upon Visual Amenity/Character of Area
- iii) Impact upon Heritage Assets
- iv) Impact upon the amenity of neighbouring properties
- v) Flood Risk

Assessment

- i) Principle of Development

8.2 The application site falls within the Chichester settlement boundary area where residential development is considered acceptable in principle, subject to relevant material considerations.

- ii) Design and Impact upon Visual Amenity/Character of Area

- 8.3 Policy 33 requires that development proposals respect or enhance the character of the site and surrounding area with regards to proportion, form, massing, siting, layout, density, height, size, scale and detailed design.
- 8.4 The application originally proposed a side dormer instead of the hip to gable roof enlargement. Following concerns raised regarding the impact on the visual amenity, the loss of symmetry to the terrace and the dominance the dormer would have on the front elevation, amendments were made. A hip to gable enlargement is now proposed, whilst it would not be subservient to the application property this alternative is preferable given the existence of other gable ends in the wider locality, and it also avoids an awkward transition with the raised eaves height relative to the neighbouring terrace. As the enlargement would be constructed of materials to match the existing property this would help it to blend in with the property and therefore within the street scene. In order for the proposed works to not have a negative effect on the visual amenity it would be conditioned that the enlargement be constructed of the materials as specified within the submitted application.
- 8.5 The rear dormer was originally proposed to be constructed from steel cladding. Following concerns raised about the visual impact it would cause particularly when viewed from the recreation ground to the west of the application site which is within the Chichester Conservation Area, timber cladding is now proposed for the rear dormer. The dormer has also been set down from the ridge of the rear projection so that it is subservient to the existing ridge line.
- 8.6 Following amendments made to the design of the proposed roof enlargement and to the design and materials of the rear dormer, it is now considered that the proposed works would not have a negative impact on the visual amenities of the application property and the street scene. The overall proposal with regard to design, massing, bulk and siting satisfies Policy 33 of the Chichester Local Plan and Paragraphs 7 and 11 of the National Planning Policy Framework.

iii) Impact upon Heritage Assets

- 8.7 Policy 47 of the Chichester Local Plan requires that development proposals conserve or enhance the special interest and setting of heritage assets.
- 8.8 Although the application site is outside of the Chichester Conservation Area the designation covers the recreation ground approx. 18m to the west of the application site and the rear and west side elevations are visible across the recreation ground; consideration should therefore be given to the impact of the proposed works on the neighbouring Conservation Area.
- 8.9 2 The existing two storey rear extension is stepped back from the neighbouring property to the west by 0.5m and extends from the original rear elevation of the application property by 3m, therefore due to the existing extension the property is more visible across the recreation ground. The neighbouring property to the west has a rear dormer which extends from it's roof by a maximum of 2.1m. The proposed rear dormer would extend by a maximum of 2.9m so would extend beyond the neighbouring rear dormer by 0.8m therefore the proposed dormer would also be clearly visible from the recreation ground.

8.10 Steel cladding was originally proposed for the walls of the proposed dormer which would have been orange/brown in colour. Steel cladding would not be appropriate for the rear dormer given the views of the rear roof slope from the public realm as it would have a detrimental impact on the character of the area. Following concerns raised by officers, Kebony shiplap timber cladding is now proposed, which is a modified timber product that weathers in time from a dark brown to a natural grey colour. This type of cladding is more appropriate and as the proposed dormer has been set down from the ridge of the rear projection, the dormer is now subservient to the existing ridge line and would not have a detrimental impact of the visual amenities particularly when viewed from the Conservation Area.

8.11 The proposal would not be considered to represent an incongruous or negative form of development and would not constitute harm to the special quality or character of the Chichester Conservation Area therefore it satisfies Policy 47 of the Chichester Local Plan.

iv) Impact upon the amenity of neighbouring properties

8.12 Policy 33 requires that development proposals respect or enhance neighbouring and public amenity.

8.13 The neighbouring property to the east has a narrow window on the first floor west side elevation towards the rear of the dwelling which appears to be serving the hallway. Whilst the proposed hip to gable enlargement would increase the bulk along the boundary, given the position of the neighbouring window (which appears to serve a hallway) off set from the proposed development, the proposed alterations would not have an adverse impact on the amenities of the neighbouring property afforded by that window, with regard to overshadowing of or outlook from within. A rooflight is proposed in the east side elevation which would serve the proposed bedroom, due to its proposed siting it would not significantly increase the risk of overlooking.

8.14 The neighbouring property to the west has a rear dormer, set back from the boundary with the application property by 0.5m. The nearest window on the neighbouring dormer, which serves a bedroom, is inset 0.4m from the side of the dormer. The proposed dormer would be set back 0.45m from the boundary with the neighbouring property and would be lower than the ridge of the rear projection. Although the proposed dormer would extend from the rear main roof slope by 0.8m more than the neighbouring dormer, due to its siting, height and the separation distance between the proposed dormer and the nearest window on the neighbouring dormer the relationship between the two would be acceptable.

8.15 The existing rear rooflight would be replaced by the dormer window. The window would be narrow and of a similar height to the dormer windows of the neighbouring property to the west. Although the proposed dormer would increase the level of overlooking to that property, due to the size and siting of the window it would not have a significant detrimental impact on the amenities of the neighbouring property.

v) Flood Risk

8.16 Part of the application site is within Flood Zones 2 and 3, however the dwelling itself is outside of the designated areas and therefore the property would not be at significant risk of flooding.

Conclusion

8.17 Based on the above assessment it is considered the proposal complies with the Chichester Local Plan Key Policies; with particular reference to Policy 33, and there are no material considerations that indicate otherwise.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans: C0106-P111, C0106-P113 A, C0106-P112 A, C0106-P214 A, C0106-P001, C0106-P213A, C0106-P212 A and C0106-P211 A

Reason: To ensure the development complies with the planning permission.

3) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form, plans and email dated 26th March 2018 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

INFORMATIVES

1) 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.

For further information on this application please contact Vicki Baker