

Parish: Chichester	Ward: Chichester East
-----------------------	--------------------------

CC/18/00053/DOM

Proposal Two storey side extension and loft conversion with rear dormer window.

Site 36 St James Road Chichester West Sussex PO19 7HT

Map Ref (E) 487244 (N) 105079

Applicant Mrs Sylvia May

RECOMMENDATION TO



	<p>NOT TO SCALE</p>	<p>Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803</p>
---	----------------------------	--

1.0 Reason for Committee Referral

1.1 Applicant is an employee of Chichester District Council.

2.0 The Site and Surroundings

- 2.1 The application site falls within the Chichester settlement boundary and lies to the north, outside of the newly extended Chichester Conservation Area. The property is a two-storey end of terrace dwelling with white upvc fenestration, constructed from facing brickwork at ground floor level, incorporating a bay window with a tiled roof, and rendered white at first floor level with decorative black detailing.
- 2.2 To the rear of the site is an existing decked area, surrounded by some vegetation and to the rear of this is a long garden bound by close board fencing. To the northern boundary there is a combination of close boarded fencing to the rear garden and a low level fence to the northern frontage of the site.
- 2.3 Properties within the streetscape vary in appearance, however there is some uniformity. The property to the south of the site (no.34) projects slightly further than the attached two neighbouring properties (the application site and no.32). This has a projecting porch with a pitched roof. The property to the north of the site (no.38) is similar in appearance to this. Properties opposite the application site vary in terms of size, mass and external appearance, comprising of; detached, semi-detached and terrace dwellings, with brickwork, hanging tiles and flint work used throughout.

3.0 The Proposal

- 3.1 Two storey side extension and loft conversion with rear dormer window.
- 3.2 The two storey side extension would extend the property 1.7m towards the northern boundary and would be 7.4m in height. The proposed materials would comprise of; brickwork, slate, and white upvc fenestration which would match the host dwelling.
- 3.3 The rear dormer is located on the rear roofslope of the existing and two-storey extension of the dwelling. It would measure 6.3m in length, 2.1m in height and 3m in depth, resulting in a total volume of 20m³

4.0 History

03/00022/DOM	PER	Formation of vehicular access to St James Road.
--------------	-----	---

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO

EA Flood Zone
- Flood Zone 2 Yes
- Flood Zone 3 No
Historic Parks and No
Gardens

6.0 Representations and Consultations

Parish Council

6.1 None received

Chichester Society

6.2 Committee requests refusal - the two storey side extension to the boundary would create a terrace infill and the large box dormer would disfigure the rear of the property.

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 10: Chichester City Development Principles

Policy 33: New Residential Development

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), section 7 and 11.

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).

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:

- Principle of Development
- Design and Impact upon Visual Amenity/ Character of Area
- Impact upon the amenity of neighbouring properties

Assessment

- 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.

- Design and Impact upon Visual Amenity/ Character of Area

8.3 Policy 33 of the Chichester Local Plan requires that residential development respect and where possible enhance the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, size, scale, neighbouring amenity and design

8.4 The proposed dormer would be set in from the width of the house so that it would sit subserviently in the middle of the roof slope and would measure 6.3m in length, 2.1m in height and 3m in depth, resulting in a total volume of 20m³. Located within the dormer would be 2 no. windows, which would facilitate 1 no. bedroom and 1 no. bathroom. Whilst large, the proposed dormer is set 1 metre back from the wall pate of the rear elevation and would not appear incongruous within wider views and would largely be permitted development (apart from the element that would form part of the proposed side extension).

- 8.5 During the course of the application comments have also been received that raise concern in relation to the side extension; that it would result in a terracing effect. However, a distance of 2 metres would remain between the north elevation of the proposal and the existing south elevation of the neighbouring property, no. 38. In addition, the two pairs of semi-detached properties are staggered which would increase their sense of separation.
- 8.6 There are also alterations proposed to the principle elevation comprising; 2 no. roof lights and a new storm porch. The proposed roof lights would be located towards to ridge of the roof and would measure 1m in length and 0.6m in height, they would be flush within the roof slope and are as such considered acceptable. The proposed porch would be constructed with a similar design to that of the roof of the bay window and would therefore be in-keeping, as such would be acceptable.
- 8.7 The proposal is therefore considered to be in line with Policy 33 and given that there are other examples within the streetscape, there would not be a harmful impact upon the visual amenity or character of the area. It is also considered that the design would be of a high quality and therefore be acceptable.

iii) Impact upon the amenity of neighbouring properties

- 8.8 There would be some impact on the property to the north of the site (no. 38) as a result of this proposal, due to the proposed two-storey extension which would extend 1.7m towards this neighbouring property. Whilst there is 1 no. window at first floor level located on the neighbouring property, there are no windows proposed on the north elevation of the proposed two storey extension therefore there would be no concern with regards to overlooking, or loss of privacy. There would be no adverse impact upon this neighbouring amenity and as such the proposal is acceptable.
- 8.9 The proposal would have little impact upon the neighbouring property to the south due to the main location of the proposal on the north elevation. The rear dormer would facilitate 1 no. bedroom and 1 no. bathroom, neither window would result in undue overlooking upon the occupier of either neighbouring property and is therefore considered acceptable.
- 8.10 The proposed two storey extension and rear dormer would be visible to the wider surrounding area. Due to the diversity of properties along the east and west sides of St James Road, the proposal is not considered to have a detrimental impact upon the streetscene. There would be some impact on the properties to the rear, located within St James Square, as a result of the rear dormer window, however it is considered that they are located a sufficient distance away so that the proposal would not have an significant impact upon these amenities.

Conclusion

- 8.11 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.

Human Rights

8.12 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PEMIT subject to the following conditions and informatives:-

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

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

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans:

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 and plans, 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 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.

For further information on this application please contact Summer Sharpe on 01243 534734