

Parish: Chichester	Ward: Chichester West
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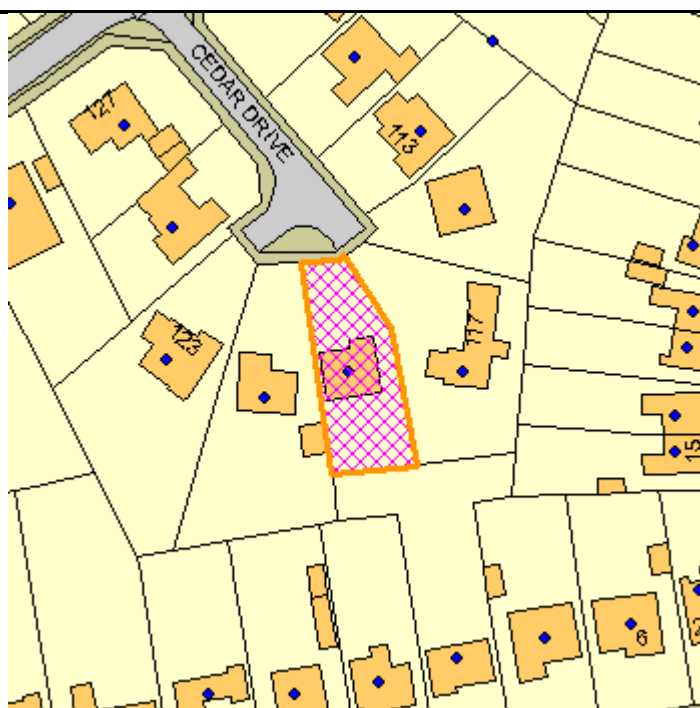
Proposal Demolition of existing garage. Construction of rear extension and replacement roof.

Site 119 Cedar Drive Chichester West Sussex PO19 3EL

Map Ref (E) 485321 (N) 104973

Applicant Mr And Mrs D Telfer

RECOMMENDATION TO PERMIT



**NOT TO
SCALE**

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1.0 Reason for Committee Referral

Red Card: Cllr Plowman - important information/opinion to raise in debate regarding the height and larger bulk of the proposed dwelling, which would be a change to the current street scene.

2.0 The Site and Surroundings

2.1. The site is located at the end of a small cul-de-sac adjoining Cedar Drive, in a residential area within the Chichester Settlement Boundary. The cul-de-sac has a distinctive character of large, open front gardens and low bungalows, although there are some examples of higher, gable-ended chalet bungalows on the west side of the street. The neighbouring properties to the application site are 117 Cedar Drive, a shallow roofed bungalow with spacious rear garden, and 121 Cedar Drive, a higher chalet bungalow with gable ends, rear balcony and a large car port and garage on the boundary with the application site.

2.2 The existing dwelling is a red brick bungalow with a hipped concrete tile roof. The building features: an attached car-port and garage extension on the eastern side elevation; a rear conservatory, and; a small single-storey hip-roofed front extension. The site has a large front garden with vehicular access and several trees which marginally screens the main dwelling. There is a large rear garden of approximately 14 meters with two tree lines, one on the rear boundary and another half-way along the garden which splits the garden into two spaces.

3.0 The Proposal

3.3 Planning permission is sought to increase the ridge height of the roof and replace the hipped roof with gable ends to both side elevations. In addition the proposal includes a single storey pitched roof extension to the rear, in place of the existing conservatory, and the car port and garage extensions to the side would be removed.

3.4 The proposal has been amended during the course of the application and the proposed extensions and alterations would result in the dwelling being approximately 6.85 m (h) x 10.3 m (w) x 14.7 m (d).

4.0 History

There is no relevant history.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Ord	NO
South Downs National Park	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Chichester City Council

No objection

6.2 3 letters of objection have been received in respect of the amended plans, one of which was co-signed by five neighbours in the cul-de-sac, concerning the following matters;

- a) potential overlooking concerns for neighbours to the rear (Nos. 10 and 12 Beech Avenue).
- b) the height of the proposed development.
- c) massing of the pitched roof to the front elevation.
- d) use of a specific interlocking roof tile manufacturer ("Redland") for the existing dwellings.

6.3 5 letters of objection were received in respect of the original proposal concerning the following matters;

- a) potential overlooking concerns for neighbours to the rear (Nos. 10 and 12 Beech Avenue).
- b) the height of the proposed development.
- c) the predominance of bungalows in the original street scene.

6.4 Applicant/Agent's Supporting Information:

In support of the proposal, the applicant has advised that the submission seeks to provide accommodation for a retiring couple and their parents with room for work and family visits. The proposals would not intrude on the garden and would aim to provide a high quality, individual home.

7.0 Planning Policy

The Development Plan

The Development Plan for Chichester District outside the South Downs National Park comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no neighbourhood plan for Chichester at this time.

7.1 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

7.2 Government planning policy comprises the National Planning Policy Framework (NPPF). 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. This means unless material considerations indicate otherwise development proposals that accord with the development plan should be approved without delay.

7.3 Consideration should also be given to paragraph 17 (Core Planning Principles), together with Section 7 in its entirety.

Other Local Policy and Guidance

7.4 The following Supplementary Planning Guidance is material to the determination of this planning application:

PGN3: Design Guidelines for Alterations to Dwellings and Extensions (September 2009)
Chichester Conservation Area Character Appraisal

7.5 The aims and objectives of the Council's Sustainable Community Strategy are material to the determination of this planning application. These are:

B1 - Managing a changing environment

D3 - Housing fit for purpose

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i) Principle of development
- ii) Design and the impact upon visual amenity
- iii) Impact upon the amenity of neighbouring properties

Assessment

i) Principle of development

8.2 The application site is located in the Chichester City Settlement Boundary Area and is located in a primarily residential area. As such under Policy 2 of the Local Plan the principle of extending and altering this dwelling for residential purposes would be acceptable, subject to the relevant material considerations.

ii) Design and the impact upon visual amenity

8.3 The site lies in a prominent location at the end of the cul-de-sac. The site is visible from Cedar Drive although it is partially screened by individual, tall trees and high boundary hedging at the front on the Western side. The site is narrow, but quite long, and the dwelling is sited almost centrally within the plot. The proposal would increase the scale of the dwelling, with the height of the dwelling increasing from 5.95m to 6.85m and the provision of a wider roof form due to the provision of gable ends. However, the gable roof would screen the proposed extension at the rear, thereby reducing the visible massing of the proposed extensions when viewed within the streetscene.

8.4 The existing dwelling is wide and low, similar to the neighbouring properties on the east side of the cul-de-sac. The proposed development would provide a higher gable roof, however this roof form would link visually with the neighbouring properties to the western side of the street, which are of a similar height to the proposal with dormers to the front and rear.

8.5 The ridge height would be marginally higher than the dwelling to the West, which is approximately 6.6m high. This 300 mm difference would not appear significant within the streetscene. It is therefore considered that the proposed increase to the ridge height of the

application dwelling and the provision of gable ends would not be harmful to the street scene due to the relationship between the property and the dwellings to the West, the proposed pitch of the roof sloping away from the street and the design, matching local guidance on form and scale of the building and dormers.

8.6 Small pitched roof dormers would be provided to the front and rear of the proposed roof. These dormer windows meet the design principles set out in Planning Guidance Note 3, and they break up the massing of the proposed roof. It is therefore considered that the dormer windows would have a positive effect upon the overall design of the proposed development, and they would not detract from the visual amenity of the street scene. The removal of the garage on the western boundary would create some space between properties and would reduce the width of the dwelling when viewed from the street scene. This aspect of the scheme would therefore reduce the density of the development, which would benefit the appearance of the site and its surroundings.

8.7 Policy 33 relating to new residential development requires that proposals respect and where possible enhance the character of the site in its setting and respect the surrounding area. The proposal would respect the form and appearance of similar dwellings within the street scene, and the design and scale of the proposed extensions and alterations would not as a result detract from the visual amenity or character of the locality. Therefore the proposals accord with national and local planning policies in this respect.

iii) Impact upon the amenity of neighbouring properties

8.8 The proposed development is adjacent to four neighbouring properties. To the south are two large two-storey dwellings on Beech Avenue. To the east of the application site is a large but low roofed bungalow in a large site with 1.8m high hedging to the side and rear. To the west is a chalet bungalow with rear balcony, and a shed, garage and canopied parking area on the boundary with the application site.

8.9 The dwellings to the south benefit from some screening from the proposed development from trees along the boundary in two lines giving minimal views into the properties' amenity spaces from the site. The proposed rear extension would add a dormer window serving a bedroom, however there would be a distance of over 37 m between the proposed rear elevation and the neighbouring dwellings to the south. This is in excess of the distance recommended in Planning Guidance Note 3 for rear-facing development. As such it is considered that the proposal would not unduly impact the amenity or privacy of these neighbouring properties.

8.10 The dwelling to the east is partially screened from the application site by a hedge approximately 1.8m in height. The proposed demolition of the garage to the side would increase the distance between the dwellings to approximately 7.5m. The proposed rear extension would be adjacent to the neighbour's patio doors; however the extension would not breach the 60 degree angle taken from the patio doors recommended in local Planning Guidance Note 3. The hipped roof would greatly reduce the potential overshadowing impact of the extension. There would be no overlooking from the ground floor windows facing this neighbouring property due to the screening between the sites, and no first floor windows are proposed on the east elevation of the proposal. . For these reasons it is not considered that there would be any unacceptable impact as a result of loss of light, overlooking or being overbearing.

8.11 The dwelling to the west is well screened from much of the proposed development due to screening provided by the location of its own car port which runs along the side of the

main dwelling, the pitched roof garage to the rear and trees along the boundary of the rear garden. As a result the ground floor windows would not result in overlooking and the first floor window facing the neighbouring property to the west would be an obscure-glazed stairwell window ensuring that this window would not be unneighbourly

8.12 For these reasons it is considered that the proposal would not result in harm to the amenity of neighbouring properties. As such the proposed development would comply with the relevant aspects of Local Plan Policy 33 and is acceptable in respect of the relationship with neighbouring properties and the amenity of these properties.

Significant Conditions

8.13 It is recommended that the proposed window on the Western elevation would remain obscure-glazed and non-opening in the interests of protecting the amenity of the neighbouring property.

Conclusion

8.14 Based on the above, the design, layout and scale of the proposed development are considered to comply with development plan policies 1 and 33 and therefore the application is recommended for approval.

Human Rights

8.15 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 PERMIT

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|---|----------------------------------|
| 1 | A01F Time Limit - Full |
| 2 | B01G No Departure from Plans |
| 3 | F02F Materials to Match Existing |
| 4 | H08G Obscure Glazed Windows |

INFORMATIVES

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|---|---|
| 5 | W01F Disclaimer - Other Consents |
| 6 | W45F Application Approved Following Revisions |

For further information on this application please contact Paul Hunt on 01243 534734