expires 11/12

Development Control – Delegated Officer Report

Application Number: ADC/0500/08 **Recommendation - Application Permitted**

Site: **104 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HB**

Proposal: **Dormer on east side of rear projecting roof**

The Application

The application property is a detached dwelling on the south side of Old Fort Road backing on to Shoreham Beach. The dwelling is a chalet bungalow with rooms in the roof served by dormers on the rear roofslope and a projecting gable at the rear with a dormer on its western side.

The application proposes to construct a dormer on the east side of the roof of this projecting element to provide more verticality to the walls of the bedroom it serves, providing the applicants with more storage space within the room.

The dormer as originally submitted measured 4.5m wide, 2m deep and 2.5m high with a pitched roof. A small obscure glazed window was shown in the centre of the dormer. However, it was considered that the dormer was too large and revised plans have been received reducing the width of the dormer to 3.9m (a reduction of 0.6m). The window design has been amended to become a small high level obscure glazed and fixed shut window.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter received from the occupiers of 106 Old Fort Road strongly objecting to the inclusion of a window in the dormer. The window is close to their balcony and will overlook and invade their privacy. They have no objection to the dormer itself but do not see a need for a window if it is to serve a wardrobe and dressing table only.

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 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 '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. Dormer windows should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible.

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 proposed dormer will be at the rear of the dwelling and will consequently not have an impact on the street scene of Old Fort Road, although it will be seen from the beach. However, the reduction in the width of the dormer has helped to reduce its visual impact and a reasonable proportion of roofslope is retained.

The proposed window is a small feature on the side of the dormer which does result in a slightly odd appearance, with the majority of the dormer tile hung to match the existing dwelling. However, the dormer is on the side and rear roofslope of the dwelling and it is not considered that it will have an unduly harmful visual impact on the surrounding area.

Residential amenity

The dormer will face directly over a balcony at the rear of 106 Old Fort Road. While it will not have an adverse impact in terms of light, there are concerns from the occupiers of that property that they will suffer overlooking and a loss of privacy.

As stated above, the size of the window in the dormer has been reduced and made high level, obscure glazed and fixed shut. Consequently, there will be no loss of amenity for the occupiers of no.106.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12E3 (amended) dormer

Case Officer..P Bamela..... Date..3/12/08