Expires 15/10/07

Development Control – Delegated Officer Report

Application Number: ADC/0516/07 **Recommendation – Refuse Application**

Site: **31 Mill Lane Shoreham-by-Sea West Sussex BN43 5NA**

Proposal: **Loft conversion with front and rear dormers**

The Application

The application site is a detached house located on the west side of Mill Lane, Shoreham. The property features a pitch roofed ground floor rear extension and a distinctive pyramidical roof. Mill Lane consists of various detached and semi-detached houses and bungalows that are noticeable for their lack of uniformity within the street.
This proposal seeks permission to add front and rear hipped, pitched dormers to allow for the addition of a bedroom and ensuite facility into the loft space. These dormers will sit central within the plane of the roof and set 0.5 metres below ridge level. A rooflight will be inserted into the northern roof plane to serve the ensuite bathroom.

Consultations and Representations

Third Parties

No.52 Mill Lane raises No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings

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. Furthermore, Supplementary Planning Guidance in the form of the Development Control Standard No.3 'Extensions and Alterations to Dwellings' states that 'the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance'.

Visual Amenity

The dormers proposed will sit centrally on the front and rear roof planes and set 0.5 metres off the ridge. They will be hipped and pitched following the angles of the main roof and will be clad in plain tiles matching the colour of the existing roof.
It is noted that no other houses or bungalows in the street feature frontal dormers approved under a formal planning application. The dormer at No.37 sits awkwardly atop the pitched bay window roof and was constructed under permitted development whilst those at No.50 are original features. Visually, the front dormer will not align with the windows below and will over-dominate the roof plane and the appearance of the house in general. Assimilating dormer windows into pyramid roof designs is a difficult process and particularly unsuccessful in streets where, despite a wide variation in housing design, no other frontal dormers exist.

Residential Amenity

Neither dormer will offer significant overlooking concerns. The rear garden backs onto allotments whilst any overlooking of neighbouring rear gardens will be no greater than currently exists from the first floor windows.

It is considered therefore that the front dormer proposed will be out of character with the appearance of the property and street scene, and will serve to over-dominate the pyramid roof to a detrimental degree, conflicting with the requirements of policy AH7 and the Development Control Standard. It would also set a precedent for further frontal dormers in the street.

Recommendation

REFUSE on ground that :-

1. B5AR '...ADLP (AG1, AH7)'

Case Officer:.....

Date: 10/10/07.