Development Control – Delegated Officer Report

Application Number: AWDM/1970/17 Recommendation – APPROVE

Site: 54 Lesser Foxholes, Shoreham-by-Sea, BN43 5NT

Proposal: Pitched roof to existing dormers, replacement windows and minor changes to fenestration

Date of site visit: 15.02.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal :

Detached chalet style bungalow sited on the corner of Lesser Foxholes and The Street. Modern building circa 1970's/80's. The site is within the Old Shoreham Conservation Area. Bungalow brick faced with section of render to front elevation. Plain tiled roof with different colour and sized plain tiles as tile hanging around the flat roof dormer at the front, the dormer also has horizontal PVCu white cladding in a 'T' shape between the dark wood coloured PVCu windows. Other than the clear glass in place of the leaded light glass within the windows, the front door and porch is also of the same materials as the windows.

The end (side) elevation facing The Street has horizontal PVCu white cladding to its upper half, very visible over the side wall within The Street. The ground floor half is render.

The rear dormer is wider than the front dormer, and is also visible from The Street, albeit mainly the side elevation. There is no PVCu horizontal cladding on the rear dormer.

The proposal seeks permission to:-

- Construct false pitched roofs around the 3 open sides of both the front and rear dormers;
- On 1st and 2nd floors, replace most of the brown PVCu windows with white PVCu;
- Making changes to the window sizes, design, glazing bars, fanlight sizes, and casement windows within the replacement windows;
- Provide additional window, also in white PVCu, on 1st floor rear dormer.

Relevant Planning History: None

Consultations: Councils Conservation Officer: Matching bonnet tiles must be used and the flat roof must not be dressed over the tiles. Condition requiring submission of details of all materials and construction of the dormer roofs will be required.

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15 , Policy 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Development is acceptable in principle subject to the effect on the residential and visual amenities of the locality and the character of the Conservation Area.

Visual Amenity

The property is a relatively modern building juxtaposed within an older village comprising many listed buildings and other attractive buildings. This new estate is typical of a 1970's/80's new build estate with regard to design and use of materials.

The proposal seeks permission to change the windows of the dwelling effectively from brown to white PVCu and with some modifications to the window style, and openings etc. It should be noted that this part of the application does not need planning permission, as although within a Conservation Area, the Council have not put an Article 4 Direction in place in the area, to prevent the change of windows on a single dwelling to/from PVCu. The rear dormer does intend to have a change in window types and numbers, but again this is permitted development for a dwelling house.

This leaves the addition of a false pitch roof onto the existing dormers. The false pitch can result in future problems, for example, the area behind the false pitch is still a flat roof and the false pitch often blocks the flow of rainwater off of it, which is then compounded by the leaves and other debris that lands on the roof unable to escape. Drainage holes can be put in the false pitch, allowing the rain water to run off, but the debris is still trapped.

Notwithstanding the above, the design feature of a false pitch is not the best, and can degrade the building to which it is applied. A roof on a dormer, as a general rule of thumb should reflect the existing pitch design of the building. In this instance a gable end. This could be achieved on the existing dormers, with the smaller front elevation having one gable end pitch roof, and the rear dormer having an 'M' shaped gable end.

However, this is not before the LPA, and may in any case unbalance the modest dwelling. Another typical dormer roof finish for this type of chalet dwelling, is of course a flat roof, which would complement the dwelling type.

The question therefore is whether the false pitch roofs would preserve and enhance the character and appearance of the designated Conservation Area of Old Shoreham?

The dwelling is positioned on the cusp of the Conservation Area, and was built as part of the modern housing estate circa 70's – 80's of Lesser Foxholes, but its positioning, on the outer edge of the housing estate in the trail of the older part of Shoreham, has been embraced within the Conservation Area. By reason of it being within the Conservation Area it should therefore meet the parameters given regarding preserving and enhancing the character and appearance of the designated Conservation Area.

However, the dwellings to the south of no. 54, i.e. St. Nicholas House; Rivington; Toll House etc. are also relatively modern houses, circa 1960's and therefore would not be harmed by the addition of the false pitches.

Thereby, it has to be concluded that the false pitch roofs would accord with its own estate and the neighbouring properties within The Street. In conclusion the new false pitch roof would not in itself result in harm to the designated Conservation Area.

However, it is important that the materials of the false pitches have matching bonnet tiles and the flat roof was not dressed over the tiles. A plan has now been submitted which shows the details for the dormer roof, which is considered to be acceptable.

Residential Amenity

The most affected properties would be the direct neighbours' no. 52 Lesser Foxholes and St. Nicholas House, The Street. Both of these properties side onto the application curtilage and the sides of their properties do not appear to have windows. Therefore they will not be unacceptably affected by the proposed false pitch roofs.

Other properties would see the roof but they are further away, and therefore not materially affected.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Bonnet tiles

Informative

1. Approved following revisions

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 31.05.2018

Authorised by: Jo Morin Date: 01.06.2018