Expiry Date - 16/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0213/10 **Recommendation – Permit Application**

Site: **186 Downside Shoreham-by-Sea West Sussex BN43 6HD**

Proposal: **Front Dormer**

The Application

The application relates to the western half of a pair of semi-detached bungalows, located in a prominent elevated position on the north side of the road, opposite the junction with Ravensbourne Avenue.

The application as originally submitted proposed a loft conversion incorporating a hip to gable extension to the west, front dormer, and rear dormer extension. Concerns regarding the unbalancing effect of the hip to gable extension have resulted in the application description being amended to be for a front dormer only, with the remainder of the proposals having been calculated to be permitted development.

The front dormer would be 2.2m wide, by 1.7m in height, by 2.3m in depth. It is proposed to be sited on the western side of the roof plane directly above the ground floor dining room window.

Site History No.184 Downside:
ADC/ 0448/08 – Loft conversion with part-hipped side gable and front and rear dormers. Refused 22.10.08 for the reason that:- *The proposed front dormer and part-hipped gable roof extension are unacceptable in that they are excessively large and do not relate sympathetically to the existing building. The development would be out of keeping with and detrimental to the character and appearance of the area and would result in unbalancing of the pair of bungalows, making it difficult, if permitted, for the Local Planning Authority to prevent similar additions to other dwellings, the cumulative effect of which would detract seriously from the area.*

ADC/0286/09 – Front dormer. Approved 21.09.09
ADC/0223/10 – LDC for hip to gable roof extension and enlargement of rear dormer. Pending.

Site History No.188 Downside:
ADC/0061/08 – Loft conversion with side gable and enlarged rear dormer. Approved 26.03.08.

Consultations and Representations

Consultations/Comments

Third Parties: One neighbour objection has been withdrawn subsequent to the revisions in the description of the application.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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.

Development Control Standard No.3 states, amongst other things, that roof extensions should respect the scale, character and appearance of existing dwellings, and that the acceptability of lack of symmetry as a result of a hip to gable extension would depend on the visual quality and character of the area.

In relation to roof dormers it states that they should not appear so large that they over dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible.

Visual amenity
The application has now been amended so that the side gable extension and rear dormer extension would be constructed under permitted development where there is no planning control over the appearance or effect on the attached property.

Consequently the only consideration is now whether the front dormer on its own would be visually acceptable, or result in a loss of amenity to the neighbouring sites.

The proposed front dormer is modest in size, and would be located so that a large amount of the original roof plane is on view. It is not considered that the front dormer would be unsympathetic in scale, and given there are a number of other front dormers in the vicinity it is considered that it would not be out of character for the area.

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Residential amenity
The proposed front dormer would not adversely impact the current levels of privacy to the property directly opposite (No.45 Ravensbourne Avenue), whose garden is already overlooked by front dormers at the front of No's 188 and 190 Downside.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12E3 – amend to read '..dormer..'
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan; and elevations and plans date stamped received 21.06.10
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date 14/7/10 PB 14/7