Expires 23.3.09.

Development Control – Delegated Officer Report

Application Number: ADC/0031/09 Recommendation - Permit

Site: **10 Holmbush Close Shoreham-by-Sea West Sussex BN43 6TT**

Proposal: **Front dormer**

The Application

The application property is the western half of a pair of semi-detached bungalows located at the far east end of Holmbush Close. The site sits within the built up area but through a historical anomaly is also within the AONB, although it is considered that AONB and countryside policies are not relevant in this case.

The property has rendered elevations and a gable ended ridged, concrete tile roof. There are no properties directly opposite although the application bungalow sits in a traditional line of similar designed dwellings to the west. Due to the location of the bungalow the attached neighbour (No.9) sits on higher ground, with a roof line that steps up by 0.5m in height.

The proposal is for a front dormer that would be located 0.3m from the boundary with the attached property. The dormer would be 2.6m wide, by 1.9m in height, by 3.4m in depth.

Other bungalows in the vicinity have front dormers, including No's 11,12,13 on the south side of the Close and No's 4 & 7 on the north side. The front dormer at No. 7 is notable due to it having planning permission under ADC/0004/07.

Consultations and Representations

Third Parties:
There have been no third party objections to the proposals.

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 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
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.

Decvelopment Control Standard no.3 ' Extensions and Alterations to Dwellings' states that Dormers should not be 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.

Visual amenity
The front dormer would be relatively modest in scale in comparison to the one allowed at No.7 (ADC/0004/07), which has a similar height and depth to the proposals, however its width is 6m and occupies a vast majority of the front roof slope of the bungalow.

The application property is relatively isolated in location in the context of the built up area, but sits directly opposite parking bays generally used by the public when accessing the Downs, these are directly adjacent and make up the AONB.

The dormer itself would be sited relatively close to the ridge of the roof (0.2m) and to the boundary with No.9 (0.3m), whilst this would usually be considered to be cramped, it would have the benefit of being directly aligned with the bay-window below and would result in a generous amount of roof space being left to the side and below the dormer.

It is considered that due to the prevalence of dormers within the Close that the proposal is not considered to be out of character. In addition it is considered that the siting of the proposed dormer would appear a little cramped but due to the location of the dwelling, and the alignment with the existing bay-window that it would not appear unacceptably incongruous.

Residential amenity
The dormer would not have an adverse effect on the outlook, sunlight or privacy available to the adjacent dwellings.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci.
2. C12E3 (dormer)

Case Officer:
Date: 16.02.09

PB 19/2/09