Expiry 18/06/07

(Press expiry 24/5/07)

Development Control – Delegated Officer Report

Application Number: ADC/0244/07 **Recommendation - Permit**

Site: **294 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 6BD**

Proposal: **Room in roof (with part-hipped gable at side)**

The Application

The application site is located on the northern side of Upper Shoreham Road. It contains a two storey semi-detached house with a hipped roof and front bay windows at ground and first floor level. A single storey extension was constructed at the rear of the building in accordance with permitted development rights in 1989.

The applicant proposes to extend the roof space to create a bedroom in the roof, including a separate shower room and cupboard. The ridgeline will be extended to the west by 2.8 metres to create a gable end with part hip 1.8 metres long. The front and rear planes of the roof will not be altered except for the installation of roof lights to provide light to the rooms.

The surrounding street scene consists of a mix of semi-detached and detached dwellings of varying styles on the northern side of the road (between Parkside and Greenways Crescent) and detached dwellings of similar Victorian designs on the southern side of the road. Extensions which are visible within the street scene have been made to Nos. 298 (front dormer) and 296 (side dormer) on Upper Shoreham Road and No. 3 Greenways Crescent (front dormer), all within the same block as the application site. A part-hipped gable roof extension has been undertaken at 5 Greenways Crescent (S/85/05), an end of terrace dwelling of a very similar design to the application dwelling.

Consultations and Representations

No comments or representations have been received in relation to this application.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
In terms of consistency with the street scene, the dwellings in this block on the north side of the road are already of a very mixed character with existing visible and more obtrusive extensions. The proposed alteration to this dwelling will not appear to significantly adversely affect this character.

The enlargement of the roof space into a part hipped gable end will have an unbalancing effect on the pair of semi-detached dwellings as the attached dwelling (No. 292) retains its original hipped roof line and is a mirror image to its semi-detached pair. However, the inclusion of a part hip in the gable end is an appropriate design to maintain some degree of symmetry to the semi-detached pair and is not considered to appear unduly obtrusive. A similar extension has been undertaken on a nearby terraced dwelling which appears in keeping and discreet.

Effects on Neighbours
The only neighbour who might be potentially affected by the proposed extension is the detached dwelling to the south-west, No. 296. This dwelling is two-storey with front and rear gable ends and is set on a level building line to the application dwelling but at a slightly lower level. The facing side elevation comprises an attached pitched roof side garage and a side dormer window in the roof space with obscured glazing.

The application proposes that there will be one window in the side elevation, which will serve the stairwell and landing. It is not considered that this will result in any significant overlooking of the neighbouring dwelling or site, given the type of area which will be served by the window and the nature of the side elevation of the neighbouring dwelling.

It is not considered that the roof extension will result in any other unreasonable effects on the amenity of No. 296 as the two dwellings are separated by over 5 metres, they are oriented on site so that the extension will not result in excessive shading of the neighbouring dwelling and there are no principal facing windows which might have their outlook affected.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Ei

Case Officer: H Sheane CS 24/5/07.

Date: 18/05/07