Exp 13/11

**Application No.: ADC/0519/07 Recommendation – Permit Application**

**Site: 82 Greenways Crescent, Shoreham-by-Sea, West Sussex**

**Proposal: Loft Conversion with Rear Dormer Window**

## The Application

The application site contains a mid-terrace dwelling in a block of four with brick and pebbled ash rendered walls, a clay tile gable side ended roof, located on the southern side of Greenways Crescent within the built up area of Shoreham.

The terrace block was originally erected in the 1930's as part of a 118 dwelling housing estate, and aside from some minor alterations to windows and doors, the installation of a couple of velux windows in the rear roof plane, and a couple of single storey rear extensions, the block remains relatively unaltered.

This proposal involves the installation of a 4.5m wide, 2.25m deep, and 1.75m tall dormer in the rear roof plane of No.82. The dormer will sit 0.3m below the ridgeline of the roof, is recessed 0.7m in from the rear elevation of the building, 0.15m in from the eastern side boundary and 1.2m from the western side boundary.

The northwest corner of Greenways Crescent incorporates a number of four dwelling terrace blocks, a small number of which have rear loft conversions, most notably No.74 which is of a similar size, orientation and has a similar outlook downslope to the south as that proposed in this application (SU/81/03/TP).

## Consultations and Representations

***Third Parties:*** No representations received.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & 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.

The Council's Development Control Standard No.3 states that dormers 'should not be so large that they over-dominate the dwelling', should allow a large amount of the original roof to be visible and should sit evenly in the roof plane.

***Visual Amenity, Character & Appearance***

Located at the rear of the dwelling the extension will largely be unnoticed by anyone other than residents located either side and to the rear of the dwelling. Offset to the western side (and therefore not sitting evenly within the roof plane), the smaller recess is required to provide adequate headroom for the proposed stairwell that will provide access to the roof space.

Whilst this will have a slightly unbalancing affect, the arrangement is largely masked by the length of the combined terrace roofline, and is considered preferable to expansion of the dormer such that it would extend across the entire length of the roof plane.

The style and size of the dormer is similar to others that have been approved in the immediate vicinity hence it is considered to be in keeping with the established character of the area. The proposed use of matching building materials will further assist in ensuring that the extension in constructed in keeping with the character of the existing building.

***Residential Amenity – Daylighting***

The limited depth of the dormer and its location on effectively the third level of the building is unlikely to have an adverse impact on the access to daylight for adjoining development.

***Residential Amenity – Privacy***

There are no houses directly to the rear of the property hence the distance between the proposed dormer windows to the principal windows of houses to the rear of the property is well in excess of the 22m minimum requirement of Development Control Standard No.3.

As the land falls away to the rear overlooking of a number of rear gardens is inevitable, however it is not considered a significant loss of privacy would occur as to warrant refusal of the application on this ground.

**Recommendation**

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci (Standard Time Limit)
2. C14Ai (31 October 2007 – AG1 & AH7 of ADLP / DEV 1 of WSSP)
3. C12Ei (Match External Materials)

Case Officer.....

Date...1/11/07.