expiry.
17.10.07

Development Control – Delegated Officer Report

Application Number: ADC/0524/07 Recommendation - Permit

Site: 3 Mardyke Shoreham-by-Sea West Sussex BN43 5LL

Proposal: Proposed front dormer and rear dormer extension

The Application

The application property is the southern half of a semi-detached chalet bungalow on the west side of Mardyke. The property has a plain tiled roof with gable to the south side, with existing front and rear dormers. The attached property has a front projecting gable feature at first storey level adjacent to the common boundary between the properties.

The property is sited opposite the junction with Havenside where No's 1 & 2 are bungalows fronting the road with gardens which are behind a high hedge and wall respectively.

Consultations and Representations

Third Parties: There have been no third party objections on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

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. Dev Control Standard No.3 'Extensions and Alterations to Dwellings' states when referring to dormers that: they 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; and a large amount of the original roof should be clearly visible.

The proposed dormer extension to the rear would follow the building form of the existing dormer, being 2.3m high by 2.4m deep. It is proposed to extend the dormer by 1.7m (as revised) in width to the south side. It is considered that the rear dormer would not over dominate the rear roof slope or appear too boxy or top-heavy. It would be built off of the rear wall of the building but due to the low eaves level it would still have the appearance of being surrounded by tiles, and is therefore considered to be acceptable in scale and siting.

The existing flat-roofed front dormer is modest is size and would be replaced by a larger structure with a pitched roof design which would be more in keeping with the design or the original dwelling. An adequate amount of roof tiling would still be visible around the dormer which would prevent it from appearing too dominant for the roof. The proposed front dormer has been reduced in width allowing for 1.0m of separation between it and the projecting gable of the adjoined property, which would prevent it from appearing too cramped. The proposed roof of the front dormer does contribute to its visible bulk, and given the exposed location opposite the junction with Havenside it would still appear large, but it is considered that, on balance, the large roof slope with high ridge would not be over dominated by the proposal.

The proposed balcony at the front is a common placed feature on the southern side of Shoreham Beach particularly in King's Walk to the south. The proposed balcony would be modest in size and would not have a particularly large floor area and therefore there would be a natural restriction as to its use. There would be no direct overlooking of windows or private rear garden areas, notably at No. 32 Woodards View to the north, No.1 Havenside to the NW and No.2 Havenside to the East all which have high boundary treatments surrounding their rear and side gardens.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C14Ai – amended
   15.10.07...AH7 of the ADLP and DEV1 of the WSSP

Case Officer:
Date: 15.10.07