Development Control – Delegated Officer Report

Application Number: ADC/0472/10 Recommendation – APPROVE

Site: 70 Parkside, Shoreham-by-Sea BN43 6HA

Proposal: Loft conversion including side gable, rear dormer (with Juliet balcony) and front rooflights

The Application

The application property is an end-of terrace hip-roofed house. The proposal is to add a side gable and a large rear dormer, the works involving a minor 0.2m increase in the height of the ridge of the roof plus a large composite front rooflight.
As originally submitted, the rear dormer was 5.8m wide and 2.65m high, projecting 3.15m. It has now been reduced to 4.8m wide and 2.45m high.

Consultations and Representations

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 '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, 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 and should comply with the Council's DC standards. The Council's DC Standard No.3 states that dormers should not be so large as to overdominate the dwelling and result in a top-heavy box-like appearance, and should be kept well below ridge level, with a large amount of the original roof slope still visible.
Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed enlargement from a hipped to a gabled roof would not, having regard to the 'stepped' end-of-terrace location, significantly change the appearance of this

row of houses. It would not be unsightly or ill-proportioned and the proposed composite front rooflights, although large, are preferable to a dormer as they do not interrupt the roof slope.

The proposed rear dormer was originally excessively large, being overdominant and unsightly, contravening policy AH7 and the DC Standard. On the amended plan, it has now been reduced and, although still quite large, has a significant amount of sloping roof retained around it. It is considered acceptable for a rear elevation.

Residential amenity

The proposals would not have any significant adverse effect, in terms of loss of privacy or light, on the house to the south, on lower ground.
The applicant's rear garden is over 30m long, with the dormer window over 60m from the house to the rear in Greenways Crescent.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to:-

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following amended plan:-
   BN 02 Rev.B received on 3 February 2011.
   R. In the interests of visual amenity, as required by policy AH7 of the ADLP..

Case Officer: Keith Morgan Date: 9 February 2011