Expiry Date - 09/03/2011

# Development Control – Delegated Officer Report

**Application Number: ADC/0015/11** **Recommendation – Permit Application**

**Site:** **102 Manor Hall Road Southwick Brighton West Sussex**

**Proposal:** **Proposed loft conversion including hip to gable roof extension and front and rear dormers**

## The Application

The application property is a semi detached bungalow located on the south side of Manor Hall Road. It is one of many similar properties in the street which have hipped roofs and front hipped roof projections. Immediately to the west, however, is a 2 storey dwelling.

It is proposed to convert the loft space to living accommodation, including a hip to gable extension, rear dormer and front dormer. The total volume of the roof extensions is 46 cubic metres so the front dormer is the only element of the proposal that requires planning permission.

The front dormer would measure 2.4m wide, 1.8m high and 2.4m deep.

## Consultations and Representations

### Consultations/Comments

None

### Third Parties

No representations received

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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 proportion of the garden area taken up by a proposal should not be excessive. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

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. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

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 front dormer would site below the ridge height within the existing roofslope. It is a modest size which will not dominate the roofslope. There are several examples of front dormers in the street and it is not considered that the proposal would be out of character. The pair of dwellings are currently unaltered from the front and the hip-to-gable extension will imbalance their appearance. However, this element of the application is ‘permitted development’, as is the large rear dormer. It should be noted that other hip-to-

gable extensions and full width rear dormers have been constructed elsewhere in the street, including at No. 106 to the east.

**Residential amenity**

The front dormer extension will have little impact on residential amenity.

**Recommendation**

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plan date stamped received 12 January 2011:
   Dwg No. AD-133 01 (Location Plan, Site Plan, Proposed Elevations, Floor Plans and Section)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 11 February 2011