Development Control – Delegated Officer Report

Application expiry:15.03.07

Application Number: ADC/0039/07 **Recommendation - Permit**

Site: **60 Hawkins Crescent Shoreham-by-Sea West Sussex BN43 6TP**

Proposal: **Amendment of ADC/0299/06 to increase width of proposed side dormers**

The Application

This application is a re-submission of approval ADC/0299/06/TP in which the only alterations are the increase in size of the side dormers from 2.1m in width to 4.2m. The height and depth of the proposed dormers would remain the same.

It was considered that as originally submitted in ADC/299/06 the north and south side dormers would have been too large and dominating for the size of the extended roof. The dormers were amended to 2.1m in width and planning permission was granted.

Consultations and Representations

Third Parties

There have been no third party representations from adjacent neighbouring properties.

Contributors

The Shoreham Society have stated that this proposal is detrimental to the street scene and is a most ill considered application.
(NB. No objection was received from The Shoreham Society on the original application ADC/299/06 which showed larger dormers than in this application).

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The planning considerations of this re-submitted application are the effect that the proposed enlarged dormers would have on the visual amenity of the locality and equally the residential amenity of the adjacent dwellings.

Development Control Standard No.3 'Extensions and Alterations to Dwellings', requires that dormers should not be so large that they over-

dominate the dwelling, resulting in a top heavy 'box-like' appearance. It goes on to state that roof extensions should respect the scale, character and appearance of existing dwellings.

The applicant has stated that due to the low pitch of the roof and orientation of the rooms that it would be difficult to accommodate the necessary bedroom furniture in the rooms due to the sloping ceilings, and that wider dormers are now required.

The application property is located approximately 30 metres from the junction with Hawkins road on an angled site where the ground levels rises from the west to east. Properties in Hawkins Road (No's 20-24) are sited on lower ground and back onto the side of the application site.

Many of the properties along Hawkins Crescent benefit from having extended the roof space in the form of hip to gable extensions with front/rear dormers. Planning permission has been granted for some of the roof extensions and others have been implemented under permitted development, and as a result the character of the area is one where roof development, in some cases quite large, is commonplace.

Under application ADC/299/06 each of the two dormers were proposed to be 5.3m in width with one centrally located window 1.2m in width. 2.1m of tiled dormer would have been left on either side of the window, which it was considered would have resulted in visually 'heavy' and dominant dormers contrary to the above D.C. Standard. The proposed dormers are larger than originally permitted but it is considered that the increase in width still allows a large amount of roof space (albeit extended roof) to be left visible on either side, which would prevent the dormer from appearing too large. The addition of two obscurely glazed windows either side of the main central window in each dormer stops the visual weight of the tile hanging from making the dormer too dominant and it is considered on balance that the dormers would not appear out of scale in the context of the extended property.

The proposed dormers would have obscurely glazed windows serving them which would not have an adverse effect on the privacy of the neighbouring properties.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci.
2. C18Ci – amended
   All ~~the~~ windows in the south side dormer and ~~the most eastern~~ ~~and most western of the three windows~~ in the north side dormer shall at all times be glazed with obscured glass.
   Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

all windows (excluding the central one)

Case Officer:
Date: 13.02.07