Expires 24/3/08.

Development Control – Delegated Officer Report

Application Number: ADC/0051/08 **Recommendation – Refuse Application**

Site: **150 Downside Shoreham-by-Sea West Sussex BN43 6HD**

Proposal: **Loft conversion with front and side dormers**

The Application

The application site is a semi-detached bungalow located on the north side of Downside, Shoreham. The property has a garage set to the rear and is bounded to the west by a pair of detached bungalows with further semi-detached bungalows beyond. To the east is the adjoining bungalow which has an extended hip to gable roof with large dormers added into the front and rear roof planes. Opposite is Buckingham Park.
This application seeks permission to add a front dormer above the gable front protrusion, and a large dormer into the west side hip. These dormers will serve a loft bedroom and ensuite bathroom.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and 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. DC standard No.3 states that dormers should not overdominate a dwelling, should be kept well below the ridge line and should not protrude as far as the walls of the house. Specifically they should not be located on the side of a hipped roof.

Visual Amenity

The immediate streetscene is of detached and semi-detached bungalows, some of which have added front and side dormers into their roof space under permitted development. This application seeks to add a front dormer over the ridge of the front protrusion. Whilst it is noted that the adjoining bungalow has a larger front dormer that extends onto the side of the front protrusion, it is considered that this is a clumsy feature built prior to the adoption of the current local plan and DC standards that does not set a precedent for further poorly designed front dormers. The applicant's front dormer is arguably more out of keeping with the design of the building as it in no way attempts to mirror that of the adjoining bungalow and sits poorly within the roofspace.

The side dormer clearly does not meet with the Council's DC standard as it sits on a side hip and protrudes to the flank wall. It creates a bulky and incongruous feature that further unbalances the appearance of the pair of bungalows and is detrimental to the streetscene. The other side dormers at No's 156 and 160 were built as PD and do not set a precedent for this proposal.

Both dormers are entirely unacceptable in both their location and design and serve to vulgarise the appearance of the building and the streetscene, conflicting with local plan policy AH7 and the Council's DC standard.

Recommendation

REFUSE on ground that :-

B5ER 'The proposed dormers are unacceptable in that they create an incongruous feature that does not relate sympathetically to the existing building. It would be out of keeping with....'

Case Officer:.....

Date: 28/2/08

PB 7/3/08