Expiry Date - 11/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0112/10 **Recommendation – Permit Application**

Site: **411 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5NF**

Proposal: **Extension of ridge line to form new rear gable end, extension of west side dormer towards rear**

The Application

The application property is a detached bungalow with rooms in the roof located on the south side and at the western end of Upper Shoreham Road. The dwelling has a flat roofed dormer on its western side and was extended at the front and rear at ground floor level in 1987 (SU/226/87). It is proposed to extend the roof over part of the 1987 extension, to include a larger side dormer, to form a new bedroom and shower room.

The neighbouring dwelling to the west, No. 413, has two rooflights in its eastern side and a clear glazed dormer on its western side while, to the east, No.409 has a flat roofed dormer facing the site. There is also a dormer at No.415.

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

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. The proportion of the garden area taken up by a proposal should not be excessive.

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 proposal will be constructed over the flat roof of the single storey rear extension and will raise its height by 2m to form a gable end. The new ridge will be the same height as the existing main ridge of the bungalow and will be 6.5m long. It will result in a new flat roofed dormer positioned just below the ridge measuring 9m long and containing three windows on the western side, together with glazing within the apex of the new gable end on the south elevation.

The proposal will increase the bulk at roof level while the length of the new dormer is rather excessive. However, the extension is towards the rear of the dwelling and the increased length of the dormer will not be unduly prominent

in the street scene. It should also be noted that the total volume of roof extensions at the dwelling has been calculated to be just under 50 cubic metres and would therefore be 'permitted development, with the exception of the clear glazing to the side windows.

Residential amenity

The extended dormer contains two windows, one of which serves a shower room and the other a bedroom. The applicant wishes for the windows to have clear glazing, explaining that the neighbouring dwelling has obscure glazed rooflights on the roofslope facing the proposed dormers and will therefore not suffer any loss of privacy. The bedroom in the proposed extension will also have clear glazing in its end elevation facing the garden and it is not considered that it is necessary for the side window to also be clear glazed. It is normal practice for side facing windows to be obscure glazed as they can lead to overlooking, not just of side windows on neighbouring dwellings, but also towards the rear gardens of those properties.

The applicant cites several examples of clear glazed dormers in the locality, including at the adjoining property. The plans for that dwelling showed an en suite in the side dormer which would have been obscure glazed. However, it is understood that when the extension was built the internal floor arrangement was changed and the dormer now serves a bedroom and is clear glazed. In error, no condition was imposed requiring the window to be obscure glazed.

Notwithstanding the situation at the adjoining dwelling, it is considered that to allow a clear glazed dormer window at the side would be unneighbourly and the application should be refused if the applicant does not accept an obscure glazing condition. The applicant has subsequently agreed to accept such a condition and the application is therefore acceptable. The bedroom window towards the northern end of the roof is replacing an existing larger clear glazed window and is not therefore required to be obscure glazed.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Civ (amended) The windows in the west side elevation of the roof extension (shown as serving a shower room and Bedroom 1 on drawing no. 411/10/01) shall at ....

4. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped received 16 April 2010: Site Location Plan, Block Plan (drawing no. 411/10/04), Proposed First Floor Plan (drawing no. 411/10/01), Proposed West Elevation (drawing no. 411/10/02), Proposed South and East Elevations (drawing no. 411/10/03)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 1 June 2010