Adur District Council

Planning, Regeneration and Wellbeing

Mr T Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Our Ref: ADC/0214/10
Your Ref: 10/590

Date: 1 July 2010

Dear Mr Rogers,

RE: Proposed Side Gable, enlarged rear dormer and enlarged roof terrace, 5 The Marlinspike, Shoreham.

In reference to the above planning application, I have now had an opportunity to visit the site to view the proposals in the context of the surrounding area.

The proposed hip to gable extension would be acceptable it terms of the effect on the original dwelling and in terms of the effect on the streetscene as a whole, as to the east there are similar designed chalet-bungalows. However I have some concern about the increase in size of the dormer which is already particularly large. The Council's DC Standard No.3 'Extensions and Alterations to Dwellings' states when referring specifically to dormers that: Dormers should not be so large that they overdominate 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 clearly be visible.

It is therefore my opinion that enlarging the dormer is not acceptable in terms of it effect on the character of the building and that the proposals are therefore contrary to the above DC Standard and policy AH7 of the Adur District Local Plan.

Additionally the former approval for the roof terrace (ADC/0065/09) was subject to a planning condition requiring obscure glazing as shown on the approved plans (at high level) on the east and west sides. Your plans show only a high level screen on the west side. To maintain existing levels of privacy to both neighbours a high level screen will be required to each side.

Please mention my comments to your clients and if you are minded to amend the proposals I would be grateful if you could forward some amended plans to me no later than 21 days from the date of this letter. If after this date none have been received the application will be determined on the basis of the current submission.

Yours sincerely,

Carlos Hone
Planning Officer

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