Expires
29.01.09

Development Control – Delegated Officer Report

Application Number: ADC/0569/08 Recommendation - Permit

Site: 134 Downside Shoreham-by-Sea West Sussex BN43 6HB

Proposal: Single storey rear extension and front dormer

The Application

The application property is the eastern half of a pair of semi-detached bungalows located on the north side of Downside, within the built up area of Shoreham. The bungalow is located opposite Buckingham Park, where the surrounding residential character is generally made up of similar designed semi-detached bungalows.

The applicant proposes to develop the property by means of a roof extension and rear single-storey extension. The roof would be extended from a hipped profile to a part-hipped gable, with a rear dormer. This operation would be undertaken under permitted development and is not under consideration under this planning application. In addition there would be a front dormer which would be 5.2m in width, by 1.6m in height, with a 2m projection from the roof. The roof extension would provide an additional three bedrooms and family bathroom. To the rear would be a single-storey, flat roof extension, 6.7m wide, by 3.8m deep, by 2.8m in height, which would serve as a dining room and family room.

The attached bungalow to the west (No.136) has itself previously been extended in a similar fashion to this proposal. The roof has been extended to a part-hipped gable with a front dormer the same size as that proposed at No.134, and a large rear dormer. To the rear of No.136 there is a rear conservatory located directly adjacent to the common boundary, which projects by 3.6m into the rear garden (2m parallel to the boundary and 1.6m which angles away). All the additions to No.136 were complete as approved under planning application SU/165/98/TP.

To the east of a shared driveway is another semi-detached bungalow. It has a rear conservatory with obscure glazing to the west elevation and a rear dormer. There are many other front dormers within this part of Downsway, which take advantage of the long views towards the coast that are available over Buckingham Park from the elevated position.

Consultations and Representations

Third Parties

There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

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.

Development Control Standard No.3 'Extensions and Alterations to Dwellings' states that 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.

Visual amenity
The proposed front dormer would have the most visual effect on the streetscene. Whilst the dormer would be large in appearance it does match the front dormer of the attached dwelling, which was approved under the guidance of the same Dev. Control Standard (No.3 see above). The pair of dwellings which currently look slightly unbalanced would be made to look the same and more balanced within the street. The dormer would be located 0.8m below the ridge of the roof and 1.8m away from the part-hip, which would prevent it from having a box-like top-heavy appearance. It is therefore considered that the front dormer would not appear unduly prominent within the streetscene or out of keeping in scale or design for the host bungalow.

Residential amenity
The rear extension would be almost the whole width of the rear elevation, but unlikely to be seen from street level. There would be no openings in the form of windows or doors in the east or west elevations which would result in overlooking or loss of privacy. The 3.8m length of the extension would result in it overlapping the flank wall of the conservatory at No.136 by 1.8m, which would not be enough to result in a loss of outlook or natural daylight, or from in having an overbearing effect.

Properties to the rear (North) are located 32m away and would not be affected by the rear extension.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12E3 – dormer
3. C12Eii
4. C18Eii – west

Case Officer:
Date: 16.01.09

PB 19/1/09