Expires 7/4/08.

Development Control – Delegated Officer Report

Application Number: ADC/0061/08 **Recommendation – Permit Application**

Site: **188 Downside Shoreham-by-Sea West Sussex BN43 6HD**

Proposal: **Loft conversion with side gable and enlarged rear dormer**

The Application

The application site is the eastern half of a pair of semi-detached bungalows located on the north side of Downside, Shoreham. The property has small front and rear dormers, a large rear extension, and a garage rear of a shared driveway. The adjoining bungalow has enlarged its hipped roof into a full gable with a large rear dormer and small front dormer.
This application seeks permission to enlarge the applicant's roof into a full gable and to also extend the rear dormer across the width of the new roof plane. The gable extension is designed to retain a portion of the original hipped roof on the eastern flank at eaves level.

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.

Visual Amenity

The proposed hip-to-gable roof extension and enlarged rear dormer will essentially replicate that of the adjoining bungalow and is thus acceptable in principle. The design of the gable end will result in a section of original hip being retained on the east flank wall. This is an undesirable element of the proposal and will not match the full gable wall on the adjoining bungalow. Amended plans have been received that have adjusted this feature accordingly.

The rear dormer itself is large within the roof plane at 7.1 metres but does sit off the rear wall and ridge line as required by the DC standard. It will follow the lines of the existing dormer and will mirror the size of the dormer on the adjoining bungalow. It is therefore considered that the overall size of the enlarged roof and dormer is acceptable in this case as it creates a symmetry with the adjoining bungalow and will thus not create an incongruous feature within the street.

Residential Amenity

The side gable will have no windows, however in any case they would face the hipped roof on the neighbouring bungalow. The rear dormer will have an additional bedroom window facing over the rear garden towards properties on higher ground. It is not considered that there would be any overlooking concerns due to the land differential whilst to the east the adjoining bungalow is separated by a shared drive and two rear garages. This proposal thus accords with local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai '...18 March 2008...AH7 of the ADLP and DEV1 of the WSSP.'

Case Officer:.....

Date: 19/3/08.

PB 19/3/08