The Planning Inspectorate

Appeal Decision

Site visit made on 20 April 2017

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 May 2017

Appeal Ref: APP/Y3805/D/17/3169383
1 Norman Crescent, Shoreham-by-Sea, BN43 6AH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Richard Daley against the decision of Adur District Council.
- The application Ref AWDM/1724/16, dated 9 November 2016, was refused by notice dated 1 February 2017.
- The development proposed is conversion of roof space including hip to gable extensions, rear dormer, front rooflights and glazed gable.

Decision

1. The appeal is allowed and planning permission is granted for conversion of roof space including hip to gable extensions, rear dormer, front rooflights and glazed gable at 1 Norman Crescent, Shoreham-by-Sea, BN43 6AH in accordance with the terms of the application Ref AWDM/1724/16, dated 9 November 2016, subject to the following conditions:
    1) The development hereby permitted shall begin not later than three years from the date of this decision.
    2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
    3) The development hereby permitted shall be carried out in accordance with the following approved plans: 166-01 Rev A & 166-02 Rev C.

Main issue

2. The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

3. The proposed changes to the bungalow would see an alteration to the roof by the change to create hipped gables with a small dormer. Although this would be a change noticeable in views along the surrounding roads from the front and side, the impact of such views would be modest: the roof plane of the main property would be little altered, and the modified roof would be seen set behind the two distinctive projecting front gable ends. The overall character of the building would therefore remain, with the bungalow still appearing as an appropriately-proportioned building for its location within a residential area

where properties vary in the detail of their design and their general scale. The building would thus not be intrusive into the street scene.

4. The proposals show a large dormer window to the rear. The location of this would mean no impact would occur to the street scene. In any private views from adjoining buildings, this dormer window would not be dominant due to its position only at first floor level on the bungalow, and as the rear garden area is more dominated by large additions set higher up at the adjoining property of 8 The Drive.

5. The proposed development would therefore comply with the objectives of saved Policy AH7 of the Adur District Local Plan 1996, Policy 15 of the submission Adur Local Plan 2016, and guidance within the adopted Extensions and Alterations to Dwellings Supplementary Planning Guidance, the general thrust of which requires new development to be of a high standard of design the respects the site and surrounding area.

6. The appeal is therefore allowed. I have attached the Council's suggested conditions requiring matching materials, to ensure a satisfactory appearance to the development, and a further condition specifying the relevant drawings as this provides certainty.

C J Leigh

INSPECTOR