expires 19/10

Development Control – Delegated Officer Report

Application Number: ADC/0331/09 **Recommendation – Permit Application**

Site: **3 Parkside Shoreham-by-Sea West Sussex BN43 6HA**

Proposal: **Enlarge north side dormer**

The Application

The application property is a detached bungalow with rooms in the roof located on the west side of Parkside. Planning permission was granted in 2005 for a room over the garage on the south side of the dwelling and enlargement to an existing dormer on the north side (SU/44/05). The south side extension has been completed and this application seeks consent for a further enlargement of the north side dormer.

The dwelling sits on rising ground with the bungalow to the north at a higher level. Buckingham Park lies to the west.

The existing dormer has been constructed with a flat roof finish which sits just above the ridge line of the bungalow. This design was to be continued with the approval for the extension in 2005 which would have increased the width of the dormer by 1.8m to 3.7m.

The present proposal seeks to reinstate a ridge tile along the bungalow so that the dormer will sit just below the ridge. It was originally to have increased in size to 7.3m wide with both barn-ends at the bungalow removed to form a gabled roof at the front and rear. The dormer would have been just 0.5m away from the edge of the roof at either end.

Following concerns at the excessive size of the dormer and its dominant appearance, amended plans have been received which have reduced the width of the dormer by 0.5m to 6.8m. A distance of 1m is now proposed to the edge of the roof dormer at either end, with the rear of the dormer remaining on the same line as the existing dormer. The barn-end is now shown as retained on the front of the dwelling. An existing window is to be enlarged within the new rear gable.

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) (saved policies): 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

Policies

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.

DC Standard No.3 states that dormers should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible. Two small dormers will often be more acceptable than one large one.

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

While the dormer will still be a large addition to the roof, the amendments do help to retain a greater amount of roof tiles around the dormer so that it does not appear quite so dominant and accords more with the Council's Guidance. It will be visible from the street, but only in views from the north and these views will be partly obscured by a large tree in the front garden. The view from the park is largely unaffected due to tree screening.

The neighbour to the north, No. 5, also has a flat roofed dormer on its northern roofslope and there are other examples of such dormers elsewhere

in Parkside. On balance, it is not considered that the current proposal will harm the character of the dwelling or be detrimental to the street scene.

Residential amenity

The dormer will face towards No.5 Parkside but will not result in any increase in overlooking or loss of privacy over that which is caused by the existing dormer (or as previously approved to be enlarged). The additional windows within the proposed dormer will serve a bathroom and stairwell only and can be controlled by condition to be obscure-glazed.

No loss of residential amenity will therefore occur.

Recommendation

APPROVE for reason that:

1PPi

Subject to:

1. C1Ci
2. C12E3
3. C14Ai 14 October 2009 AH7
4. C18Civ (amended) The windows in the dormer which are shown as serving a bathroom and stairwell on the approved plan shall at all times.....

Case Officer [redacted] Date 14/10/09

[redacted] 5/10