expires 10/12

Development Control – Delegated Officer Report

Application Number: ADC/0403/09 **Recommendation – Refuse Application**

Site: **15 Carnforth Road Sompting Lancing West Sussex**

Proposal: **Front dormer**

The Application

The application relates to a detached bungalow on the south side of Carnforth Road. It has a steeply pitched roof with a smaller gable-ended projection at the western end of the front elevation. There are currently two bedrooms in the roofspace.

It is proposed to construct a pitched roof dormer at the front on the main roofslope measuring 2.2m wide (2.5m including the fascia boards), 2.6m high and projecting 3.8m from the roof. It will be centrally positioned leaving a gap of 0.4m to the ridge and 0.65m to the eaves. The dormer is required to serve a proposed shower room, the size and position of which is dictated by the position of the existing staircase.

Consultations and Representations

Consultations/Comments

Sompting Parish Council – No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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. The proportion of the garden area taken up by a proposal should not be excessive.

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 and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

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 and character

The proposed dormer will leave a large amount of roofspace visible to either side. However, it is considered that its height and projection from the roofslope will result in a rather excessively sized dormer which will be a prominent visual feature on the dwelling and in the street scene. The dormer is considered to be too close to the main roof ridge and too close to the eaves and will appear out of proportion on this modest bungalow. It is also considered to be positioned too close to the existing ground floor front projection, being just 0.2m at its nearest point, leading to a visually awkward relationship.

The applicant's agent was asked to reduce the size of the dormer and has responded by referring to examples of two other front dormers in Carnforth Road and at least ten others in nearby Burnside Crescent. While these are noted, the two front dormers in Carnforth Road are on the opposite side of the road (there are no examples on the south side) and leave a generous amount of roofslope showing below them. The host dwellings are also of a different design to the current application site, which has a front projection which extends into the main roofslope, reducing the amount of roofslope available and adding to the cramped appearance if a dormer of the size proposed was built. The examples in Burnside Crescent are in a different street and should not be seen as setting a precedent for dormer development in Carnforth Road.

Residential amenity

The front dormer will face towards the street and will not result in unacceptable overlooking of private garden areas or rooms of neighbouring dwellings. Consequently, no loss of amenity will arise from this proposal.

Recommendation

REFUSE for reason that:-

1. B5ER

Case Officer.. [redacted]

Date..7/12/09

[redacted]