Expires 31/3/08

Development Control – Delegated Officer Report

Application Number: ADC/0070/08 **Recommendation – Refuse Application**

Site: **60 Adur Avenue Shoreham-by-Sea West Sussex BN43 5NL**

Proposal: **Rooms in roof (with part-hipped side gable and rear dormer)**

The Application

The application site is a hip roofed semi-detached bungalow located on the north side of Adur Avenue, Shoreham. The property has a rear conservatory and a rear west side garage. It is bounded to the east by the adjoining bungalow with further identical semi-detached pairs on either side.
This proposal seeks permission to extend the hipped roof into a part hipped gable end with a rear dormer to serve two loft bedrooms and an ensuite bathroom.

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. DC standard No.3 'Extensions and Alterations to Dwellings' states that a large amount of original roofspace should be clearly visible around dormers whilst roof extensions should respect the scale, character and appearance of existing dwellings. Gable or part-gable extensions are preferred to side dormers however the acceptance of the resulting lack of symmetry, particularly on semi-detached properties, would depend on the visual quality and character of the area.

Visual Amenity

The western section of Adur Avenue is dominated by detached and semi-detached bungalows, none of which have extended their roofs into full or part-gable ends. The applicant's property sits within a trio of identical hip roofed semi-detached bungalows with the only roof addition being a small rear dormer at No.66 built under permitted development. None of the other properties on the north side of the road have rear roof additions. It is noted that a semi-detached house in the eastern section of Adur Avenue received permission on 2001 to extend to a part-gable end however this was deemed acceptable to the character of the immediate area as the surrounding houses all have full gable rooflines.

The character of the area surrounding the applicant's bungalow is entirely unspoilt by roof extensions and dormers and should be, where possible, protected in accordance with local plan policy AH7 and the accompanying DC standard. It is therefore considered that, whilst the design proposal itself meets the Council's basic design requirements for roof extensions and dormers, it will serve to unacceptably unbalance the symmetrical appearance of the semi-detached pair and will thus be an incongruous feature out of keeping with the character and unaltered visual quality of the area. Should approval be granted a precedent would be set for similar extensions along Adur Avenue that would entirely spoil the visual character of the street.

Residential Amenity

The rear dormer will house a bedroom that will afford no overlooking concerns as a separation of over 22 metres (the DC standards minimum required distance) will exist between it and the rear elevations of properties on The Street to the north. A west facing window in the part gable end will serve an ensuite bathroom and would be conditioned to be obscurely glazed as a matter of course.

Recommendation

REFUSE on ground that :-

B5CR

Case Officer:.....

Date: 6/3/08

PB 7/3/08