Development Control – Delegated Officer Report

Application Number: AWDM/0670/13 **Recommendation – Refuse**

Site: **52 Crown Road Shoreham-By-Sea West Sussex BN43 6GE**

Proposal: **Loft conversion with rear dormer and hip to gable end (Retrospective)**

Date of site visit: 02.07.13

Neighbours checked: Y

Application Site

At the time of the application submission the application property consisted of a semi-detached brick built bungalow previously enlarged by a single-storey rear extension and conservatory. It had a fully hipped roof in keeping with the majority of properties in this street. The dwelling has subsequently been extended by way of a part hip to side-gable roof extension and a rear box dormer.

The area is residential in character dwelling fronts onto the street facing east. The attached dwelling to the south has been extended with a single storey addition to the rear. The south side / rear boundary is enclosed by a fence.

Proposal

The proposal is for retrospective permission for the above described roof extensions.

Relevant site history

SU/65/98/TP/17395 Single-Storey Rear Extension. Approved

Representations: Objections received from two neighbouring addresses in Hammy Way citing concerns over the rear roof dormer and its windows and loss of privacy.

Relevant Planning Policies

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’ National Planning Policy Framework 2012

Planning Assessment

Visual amenity

The main issue is the impact of the proposed development on the character and appearance of the existing dwelling and the surrounding area. The part side hip to gable extension has unbalanced the symmetrical roof form of this pair of dwellings in views from the street. Although this interrupts a continuity of built form which is characteristic of the dwelling in this road the part-hip itself is a relatively modest feature.

The rear roof dormer, however, whilst largely out of general street view is highly visible from neighbouring properties to the sides and to the rear of numerous dwellings on the west side of Hammy Way, the parallel road to the east. The design of the roof dormer addition appears unsympathetic to the design and scale of the dwelling and the pair of dwellings. Its large box form appears as an awkward, cumbersome and incongruous form of addition that is at odds with the modest proportions and character of the dwelling.

Residential amenity

The side roof extension is not considered to be of a scale and position that leads to any significant loss of light for the purposes of neighbouring properties. Nor is it considered that it causes loss of privacy or light, with regard to the only dwelling likely to be affected, this being the dwelling to the north at 54, regard having been had to the scale of the enlargement on this side and the obscure glazing to the only new upper level window.

The proposed doors to the rear roof extension however have an unduly intrusive impact on the privacy of properties especially those on Hammy Way to the east from where the dormer is highly visible.

As a consequence of the above considerations and findings, therefore, the proposal as submitted cannot be supported.

Recommendation

REFUSE for the reason:-

The application is unacceptable in that by reason of its large size and unsympathetic design the rear dormer constitutes a visually dominant, discordant and intrusive form of development that is poorly related to the scale and appearance of the existing bungalow and detracts from the character and amenity of the surrounding area. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the NPPF.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Lawrence Simmons Date: 23rd January 2014

Authorised by: Jo Morin Date: 27 Jan 2014