Application No.: ADC/0623/07 Recommendation – Permit Application

Site: 16 Garden Close, Shoreham-by-Sea, West Sussex

Proposal: Roof Conversion with Front & Rear Dormers

The Application

The application site contains the western half of a semi-detached bungalow pair with brick and white rendered walls, and a clay tile hip ended roof, located on the northern side of Garden Close, within the built up area of Shoreham.

The dwelling was erected as part of an 8 pair bungalow development in the mid-1930's. Since this time, the only alteration to No.16 appears to have been the erection of a detached garage to the rear in 1960, and a rear conservatory sometime thereafter, erected under 'permitted development rights'. The applicant now proposes a roof conversion involving:

- Conversion of the hip roof end to a 1.5m part hip;
- Introduction of a 5.1m wide, 1.6m tall and 2.5m deep flat roofed dormer into the front of the extended roof plane; &
- Introduction of a 6.1m wide, 1.6m tall and 2m deep flat roofed dormer into the rear of the extended roof plane.

The proposed works will facilitate the creation of two bedrooms, a bathroom and an ensuite within the expanded roof space.

Garden Close is characterised by semi-detached bungalow and chalet bungalow development, a number of which have had conversion from hip to part hip roof ends with various different configurations of both front and / or rear dormers.

Consultations and Representations

Third Parties: No representations have been received on the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & 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.

The Council's Development Control Standard No.3 states that dormers 'should not be so large that they over-dominate the dwelling' and should allow a large amount of the original roof to be visible. Roof extensions should respect the scale, character, symmetry and appearance of the existing dwelling, particularly on semi-detached properties.

Visual Amenity, Character & Appearance

Conversion of the roof to a part hipped gable will create a slightly unbalanced appearance to the look of the attached bungalow pair, with the other half (No.15) having retained the full hip and erected a much smaller and hipped front dormer as part of their earlier roof conversion. Almost none of the attached bungalow pairs along this street match however, with an eclectic mix of dormers having been erected in the area.

A common element between the houses however, appears to be the use of a hip or part hip roof, with no full gables currently in existence. The use of a part hip in this instance is therefore considered appropriate, in that it is in keeping with the eclectic character of development that exists within the street.

Whilst large, the proposed dormers sit relatively evenly in the roof plane, retain a large portion of the existing roof plane around them, and are very similar to others that have already been approved and constructed along Garden Close. In particular, this proposal is almost identical to an approval granted in June 2007 for development at No.17, directly to the east of the application site on the opposite side of a shared drive (ADC/0262/07).

Residential Amenity – Daylighting

Due to a 5-10m gap being maintained between the extended roof line and adjoining No.17, the angled side boundary between the two plots, and finally the use of a part hip, the roof conversion is not expected to have any adverse impact on access to daylight for the adjoining dwelling.

For similar reasons the extension is not considered to be adversely overbearing on the adjoining property.

Residential Amenity – Privacy

The only window that poses a concern with respect to overlooking and privacy on adjoining dwellings is the one window at first floor level. Given this window is proposed as a light source to a landing however, a condition requiring the window to be fixed and the glazing obscured can be imposed to resolve this matter without adversely impacting on the functionality of the affected room.

Both the front and rear dormers easily exceed the 22m minimum distance recommended in Council's Development Standards between the windows of proposed dormers and the windows of habitable rooms to both the front and rear of the application site. Whilst some overlooking of adjacent gardens is inevitable, it is not considered a significant loss of privacy would occur as to warrant refusal of the application on this ground.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei
3. C18C3 (amended - The first-floor window in the east side elevation only)

Case Officer: D Reynolds Date: 13/4/07