expires
05·08·08

Development Control – Delegated Officer Report

Application Number: ADC/0314/08 **Recommendation - Permit**

Site: **43 Fairfield Close Shoreham-by-Sea West Sussex BN43 6BH**

Proposal: **Rooms in roof with side gable and front and rear dormers**

The Application

The application property is the northern half of a pair of semi-detached bungalows, located on the north-eastern side of a turning head at the east end of Fairfield Close.

The proposal is for rooms in the roof with side gable and front and rear dormers. The front dormer would be 2.5m in width by 1.8m in height and the rear dormer would be 4.3m in width by 1.8m in height.

The road is characterised by many pairs of semi-detached bungalows, a number of which have had roof extensions. No's 18, 22, 23, 29, 36 & 39 having all had roof extensions with side gables. Planning permissions have been granted for similar hip-to-gable roof extensions including front dormers at No.22 (ADC/17/06); No.23 (SU/32/97); No.29 (ADC/776/07) & No.44 (SU/136/03).

Consultations and Representations

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

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 roof extensions should respect the scale, character and appearance of existing dwellings. The standard goes on to state that in some instances, the enlargement of a hipped roof into a gable or half gable end may respect the proportions of a property more than adding dormers, however the acceptability of the resulting lack of symmetry would depend on the visual quality and character of the area. In particular, the extension of a hipped roof to a gable end on a semi-detached dwelling would not usually be considered favourably. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling.

With respect to dormers, the development control standard states that dormers should not be so large that they over-dominate the dwelling, resulting is 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.

Visual amenity

A number of other similar style semi-detached bungalows that have been given permission in the street for hip-to-gable roof extensions when the attached neighbour is hipped. It is felt that the principle of the roof alteration is therefore acceptable. The dwelling is located to the northern side of the turning head and is sited at an angle, as such the front of the bungalow is not particularly visible from the majority of the street, and therefore the un-balancing of the pair of bungalows would not have an adverse effect on the streetscene.

The proposed front dormer is modest in size and there would be enough roof slope visible to prevent it from appearing oversized or too dominant. It would be set below the ridge of the roof and in from the front elevation, it is sited away from the projecting front roof and would not appear cramped. In the context of the other front dormers approved under planning permission it would not appear out of keeping.

The rear dormer is not considered to be oversized or over dominant. Again it respects the size of the existing roof plane and retains a large quantity of tiling around it to prevent it from appearing box-like or top heavy.

Residential amenity

The angled siting of the bungalow results in it not being directly behind properties to the rear in Upper Shoreham Road. The rear dormer would be sited approximately 24m away from No. 143 obliquely to the north and 35m away from No.139 directly to the NE. The distances comply with the above

Development Control standard and as such would not result in unacceptable levels of overlooking. A 14m garden length would ensure that the relative gardens of the properties to the north would retain their privacy.

The proposed gable window would serve an en-suite bathroom which would have angled views of the side of the adjacent property 12m away, and direct views towards the detached garage sited at the boundary and views over it towards the rear garden. This window could be obscurely glazed by condition to prevent any loss of privacy of the rooms to the side of No.41.

It is considered that the proposals would not result in loss of privacy, light or outlook and would not be out of keeping for the area given the number of similar approved schemes in Fairfield Close.

Recommendation

APPROVE for reason that :-

1PPii

1. C1Ci
2. C12Ei
3. C18Cii – The glazing in the gable end of the north-~~east~~ WEST side of the dwelling……

Case Officer:
Date: 07.07.08