Application Number: ADC/0328/08 Recommendation – APPROVE

Site: 234 Upper Shoreham Road, Shoreham-by-Sea BN43 6BF

Proposal: Rooms in roof with half-hipped side gables and rear dormer

The Application

The application site is a hip-roofed detached bungalow located on the corner of Upper Shoreham Road and Greenways Crescent. The property has front and rear gardens with the main vehicular access at the rear (off Greenways Crescent).
To the west lie similar detached bungalows along Upper Shoreham Road, of which the neighbouring bungalow (No.236) has recently been enlarged with a side extension and enlarged roof with part-hipped side gables and a large rear dormer (SU/103/05). On rising land to the rear (north) is a detached hip-roofed bungalow at No.132 Greenways Crescent with further semi-detached bungalows beyond. To the east, semi-detached houses are located across the junction with Greenways Crescent.

Permission was recently granted (ADC/0349/08) to extend the property across the rear and to increase the overall width of the building on its eastern side by 3.1 metres. The approved amended plans included the roof extended accordingly to the east over the side extension, retaining fully hipped sides. A new east side chimney stack was also approved as part of the permission.

The present application seeks to amend and enlarge the previously permitted proposals by extending the hipped sides of the roof into part-hipped gables and adding an 8.6m wide dormer at the rear with windows serving a large master bedroom and an ensuite bathroom.

Consultations and Representations

Third Parties: The resident of No.132 Greenways Crescent to the rear has objected on the grounds that the rear dormer windows would overlook her kitchen when her side kitchen door is open, causing loss of privacy.
[NB. the resident of No.132 Greenways Crescent has requested to speak at the Committee meeting]

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 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 and accord with the Council's standards.
DC standard No.3 'Extensions and Alterations to Dwellings' states that dormers should not be so large that they over-dominate the dwelling, resulting in a box-like appearance. A large amount of the original roof should still be clearly visible. Roof extensions should respect the scale, character and appearance of existing dwellings.
With regard to windows, the standard states that, where dwellings are less than 22m from facing principal windows of dwellings to the rear, dormers are unlikely to be acceptable due to the excessive amount of overlooking that would occur. On corner plots, however, the required distance is a minimum 14m between the principal windows of the extension and windows in the side of the dwelling to the rear.

Visual Amenity

Planning permission has already been granted for the side and rear extensions under ADC/349/08 along with the associated extension of the hipped roof eastwards. This previous application initially proposed full side gables for the roof enlargement. However, following officer's advice that they would be out of keeping with the nearby buildings, the identical detached bungalows along Upper Shoreham Road to the west and immediately to the north along Greenways Crescent all featuring fully hipped roofs (as do the semi-detached houses to the east), the plans were amended to a fully hipped design. Given the corner location it was felt that a fully hipped roof would be more in keeping.

Since this previous application was approved, roof extensions to No.236 to the west have been completed, including part-hipped side gables and a large rear dormer. When viewed from Upper Shoreham Road, the present proposal at No.234 would therefore appear identical to that of No.236 (apart from the differing location of the front projection and eyebrow dormer).

From the higher ground of Greenways Crescent to the rear, the proposed eastern part-hipped side gable and rear dormer will be highly visible features as the extension would project about 4m closer to Greenways Crescent than the front building line of the bungalow to the rear in Greenways Crescent.

Given the existing extension to neighbouring No.236 to the west, refusal of a similar part-gabled roof enlargement on the present site would appear inequitable and its visual impact would in any even be unlikely to warrant refusal.
However, the width of the rear dormer is considered too great for this much more highly visible position as seen from Greenways Crescent. In this instance, therefore, the applicant has been requested to reduce the width of the rear dormer by 1 metre from each side. This will reduce the bulk of the dormer and increase the visible portion of sloping

roof. In this manner, it is considered that the design will no longer conflict materially with policy AH7.

Residential Amenity

The neighbouring resident to the north, at No.132 Greenways Crescent, has objected on grounds of overlooking into her south side kitchen door when open. This is the only opening in the south side wall of her bungalow. It faces a pair of garages and rear stores sited on slightly lower ground. These intervening garages shield most of the view, such that any view from the proposed dormer windows would only be of the upper part of this door. Given that this door is located 15 metres from the proposed dormer (exceeding the 14 metre minimum in the above DC standard), it is not considered that any significant detriment would be caused to the privacy of No.132 Greenways Crescent.

Recommendation

Subject to receipt of satisfactory amended plan reducing the width of the proposed rear dormer, APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. C14Ai (Permission relates to amended plan) rec'd on 21 July 2008.

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