expires 7/4/08

Application Number: ADC/0087/08 Recommendation – APPROVE

Site: 6 Windlesham Gardens, Shoreham By Sea

Proposal: Roofing over south side balcony to form dormer

The Application

The application relates to a detached house in Windlesham Gardens which presently has a large dormer in the southern (side) roofslope with doors leading onto a balcony. It is proposed to remove the balcony and doors and reduce the size of the dormer to a more conventional form. The roofslope is to be continued in matching tiles to form a catslide roof.

Consultations and Representations

1 letter received from the occupiers of 53 Buckingham Road at the rear of the site stating no objection.

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): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 '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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential amenity

The proposed works will reduce the amount of glazing facing towards 4 Windlesham Gardens and will further reduce any potential for overlooking by removing the balcony. Consequently, the impact on no.4 will arguably be improved as a result of this proposal, although little overlooking occurs at present as that property only has an obscure glazed window at first floor.

Visual amenity

The dormer is being reduced in scale and will appear as a more proportionate feature in the street scene. It is visible in limited views from the street but these works will not detract from the character or appearance of the area.

Recommendation

APPROVE for the reason

1. 1PPi

Subject to

1. C1Ci
2. The external tile hanging of the dormer and the tiles to be used in the reinstatement of the roof hereby permitted shall, unless otherwise approved in writing by the local planning authority, match the design, colour and texture of the existing roof tiling.
   Reason – In the interests of visual amenity and to comply with Policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan

Case Officer P. Barnes.....

Date 13/3/08