Expiry 3/1/08

Development Control – Delegated Officer Report

Application Number: ADC/0681/07 **Recommendation – Permit Application**

Site: **413 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5NF**

Proposal: **Room in roof with rear gable and west side dormer**

The Application

The site is located within the built up area of Shoreham on the southern side of Upper Shoreham Road. The street is characterised by various styles and sizes of properties, semi detached, detached, terraced, bungalows, chalet bungalows and two storey dwellings. The application site is a bungalow with a driveway to the front providing parking for at least two vehicles and a long rear garden. The site is adjacent to what would have originally been two similar style bungalows. Both neighbouring bungalows have since built rooms in the roof and both have flat roof dormers and velux windows. No. 409 a similar bungalow to the east also has a large flat roof side dormer.

Permission is sought to extend the existing rear hipped roof into a gable, the height of the ridge would remain as existing. Also proposed is a flat roof dormer to the western roof slope. The dormer is proposed to be 2.8 metres wide, 1.9 metres high with a maximum depth of 2.7 metres. The dormer will meet the ridge of the existing building. The roof extensions and conversion will provide an additional bedroom and ensuite. Three velux windows are proposed on the eastern roof slope to serve the bedroom and staircase. The dormer is proposed on the western roof slope to serve the ensuite with two further velux windows either side. To the rear in the end of the gable a Juliette balcony is proposed.

Consultations and Representations

Third Parties: - 2 letters of objection have been received making the following comments: -

- The roof windows on the east side of the property will look straight into the dormer window at 411 which serves a bedroom, resulting in a loss of privacy.
- The rear gable will result in overlooking to the garden area to the rear which is in the process of being purchased by the owners of 87 Greenacres.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7

PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of area, requiring high standards of design, layout and construction (DEV1.) Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Visual Amenity

The proposed dormer and velux windows will be visible within the street scene when approaching the site from the east and west. The rear gable extension is less prominent due to it being located to the rear of the property and screened by the adjacent properties.

The proposed development is considered to be acceptable in this case, the dormer is similar to those that have been carried out at adjacent bungalows and is considered to be of an appropriate scale and size in this case.

Residential Amenity

The proposed dormer will serve a bathroom and therefore will be fitted with obscured glazing so there will be no overlooking to the west towards no 415 in this case. Two further velux windows are proposed either size however due to the positioning of these windows and the change is levels between the application site and the adjacent property it is not considered that there would be any significant, direct over looking which would warrant a refusal in this case.

To the east towards no. 411 three velux windows are proposed one of which is located to the centre and is low level which serves the stair case and the other two are either side. No. 411 is at a slightly higher ground level at the site and there is a side dormer which will face onto the roof slope of no. 413. It is therefore considered appropriate in this case to condition these windows to be fitted with obscured glazing and to be permanently non-opening. It is considered that this will not affect the use of the proposed living space as there are further velux windows on the other side and a larger opening to the rear providing an outlook onto the garden.

An objection has been received from the owner of 87 Greenacres which is to the south of the site beyond the rear boundary. The owners are in the process of purchasing part of the rear garden of no. 413 and therefore have concerns over the overlooking from the rear of the proposed roof extension towards this land. It is considered that the proposed extension will result in some over

looking to this garden area however there will be a minimum distance of 16 metres between the rear window and this amenity space and there will be no direct overlooking between habitable rooms in this case. It is therefore not considered that the over looking of the garden area at a distance of 16 metres is grounds to warrant a refusal in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Cii The glazing in the eastern side elevation....obscured glass and permanently non-opening.

Case Officer.....Date.....18\12\07

Vice/ Chair of Planning Committee.....Date.....3/1/08.....

Planning Services Manager.....Date.....19/12/07.....