Expires 8/1/08.

Development Control – Delegated Officer Report

Application Number: ADC/0686/07 **Recommendation – Permit Application**

Site: **31 Mill Lane Shoreham-by-Sea West Sussex BN43 5NA**

Proposal: **Loft conversion with rear dormer**

The Application

The application site is a detached house located on the west side of Mill Lane, Shoreham. The property features a pitch roofed ground floor rear extension and a distinctive pyramidical roof. Mill Lane consists of various detached and semi-detached houses and bungalows that are noticeable for their lack of uniformity within the street.
This proposal is a revision of a previously refused application ADC/0516/07 and seeks permission to add a rear flat roofed dormer to allow for the addition of a bedroom and ensuite facility into the loft space. The dormer will sit central within the plane of the roof and set 1.3 metres below ridge level and 0.2 metres off the rear wall. Rooflights will be inserted into the other three roof plane to serve the ensuite bathroom, the bedroom, and storage space. The earlier application was refused as it included a front pitched dormer as well that was considered to be out of keeping with the appearance of the property and inconsistent with nature of the streetscape.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

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) (saved until adoption of the new Adur Development Plan): 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. DC Standard No.3 requires a large amount of roof space to be visible surrounding dormers and the dormers to be set off the walls of the host dwelling.

Visual Amenity
The dormer will be flat roofed, tile hung, and will sit off the rear-facing roof plane, predominantly out of sight from the street. It will be sited 0.2 metres off the hipped ridge line and 0.25 metres off the rear wall of the house. The Council's DC Standard for dormers states that they should be sited clearly off rear wall lines with a large amount of roof space visible on all sides. It is therefore considered that the dormer should be set further from the rear wall to meet this requirement. Amended plans were subsequently received that extended this distance to an acceptable 0.5 metres. It now accords adequately with the above standard.

Residential Amenity
The proposed dormer will afford views directly across the long rear garden and allotments beyond to the west. It is not considered that any significant overlooking will occur into the rear gardens of the immediate neighbouring properties.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12E3
3. C14Ai: '...on 4th December 2007...AH7 of the ADLP and DEV 1 of the WSSP.'

Case Officer:.....

Date: 19/12/07.