Expiry 19/8/08

Development Control – Delegated Officer Report

Application Number: ADC/0333/08 **Recommendation – Permit Application**

Site: **125 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 6TA**

Proposal: **Loft conversion including rear dormer and extension of roof to form barn hip end**

The Application

The site is located on the south side of the Upper Shoreham Road, accessed via a service road which runs parallel to the main highway. A two storey, hipped roof, semi detached dwelling in a row of similar properties. All properties have driveways to the side and front and rear gardens. The site is at a lower ground level than the highway and there is a single garage set back at the side of the main house to the rear.

Permission is sought to convert the loft with a barn hip roof extension and rear flat roof dormer. The proposed dormer is 4.5 metres wide, 2.2 metres high with a maximum depth of 2.2 metres. It is set down from the maximum ridge height of the main dwelling by 0.3 metres. The proposed development will provide an additional bedroom and ensuite within the roof space. Velux windows are proposed on the front elevation and an additional window in the side gable.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

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 'Extension 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.

DC Standard No.3 'Extensions and Alterations to Dwellings' states dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy box-like appearance. A large amount of the original roof should be clearly visible.

Residential Amenity

There will be no loss of privacy, light or over bearing impact as a result of the proposed roof extension and rear dormer. The dwellings to the rear are at a distance of approximately 30 metres and there will be no greater overlooking than currently exists due to the existing first floor windows. The side gable window does not face directly onto any windows of the adjacent neighbouring dwelling. The roof extensions would not cause loss of light or overbearing impact.

Visual Amenity

The side barn hip extension will be clearly visible within the street scene, there are however other examples of similar developments adjacent at nos. 119 and 123 Upper Shoreham Road. Planning permission was granted in 2001 for a room in roof with part hipped side gable at 119 Upper Shoreham Road, SU/177/01/TP. It was accepted when determining this application that the loss of symmetry between the properties would not unacceptably affect the visual amenities of the locality. No. 123 has a full gable with rear dormer which were both built under the property's permitted development rights.

It is not considered in the light of the existing developments adjacent to the site, and the previously permitted application that there would be any ground for refusal in this case. The roof extension and rear dormer are not considered to have any adverse impact on the character and appearance of the existing building or surrounding built environment.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.....Date.....4/8/08

PB 5/8/08