Expires 19/8/08-

Development Control – Delegated Officer Report

Application Number: ADC/0334/08 **Recommendation – Permit Application**

Site: **150 Downside Shoreham-by-Sea West Sussex BN43 6HD**

Proposal: **Loft conversion with front dormer and extension of roof to form hip to gable**

The Application

The application site is the western half of a pair of semi-detached bungalows located on the north side of Downside, Shoreham. The adjoining bungalow has extended its roof with a hip-gable extension with front and rear dormers whilst the applicant's bungalow remains in its original form. To the west is a detached bungalow with a rear gable extension and opposite is Buckingham Park.
Permission for dormers in the front and west roof planes was refused under ADC/0051/08 for reason that they did not relate sympathetically to the existing building and would set a precedent for further poor extensions in the area. This proposal revises the proposed roof extensions to include instead a full hip to gable extension and a large front dormer 4.2 metres in width. The dormer will sit adjoining a front gable projection in the same manner as the dormer to the adjoining bungalow. It will be 2 metres in depth and will serve a new loft bedroom. A single window will be added to the new gable end to serve an ensuite bathroom.

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. 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 that dormers should not overdominate a dwelling, should be kept well below the ridge line and should not protrude as far as the walls of the house.

Visual Amenity
The hip to gable extension is acceptable in principle as it mirrors that of the adjoining bungalow. Likewise the front dormer, despite sitting against the front gable projection, is identical in size, form and positioning to that of the adjoining neighbour. In terms of visual appearance this proposal will serve to enhance the streetscene by adding symmetry to an otherwise disparate pair of bungalows. This proposal thus fully conforms with local plan policy AH7.

Residential Amenity
The side window in the gable end will serve an ensuite bathroom and will as a consequence not impinge on the privacy of the neighbouring bungalow. The modest rear rooflights will not cause greater overlooking than is already afforded by the large rear dormer on the adjoining bungalow.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date:31/7/08.

BB 31/7/08