Expiry Date - 11/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0201/10 **Recommendation – Permit Application**

Site: **12A High Street Shoreham-by-Sea West Sussex BN43 5DA**

Proposal: **Alterations to first and secondfloor maisonette including rear dormer and enlarged front dormer**

The Application

The application relates to a first and second floor maisonette above a shop on the north side of the High Street opposite Coronation Green. The flat is accessed via a rear entrance off Church Street. There is an existing front dormer which it is proposed to enlarge, with a new dormer proposed for the rear.

The front dormer will be only slightly larger than the existing and will be placed more centrally within the roofslope, sitting just above the parapet roof. The rear dormer will be the full width of the roof, placed centrally within the roofslope measuring 1m high with a flat roof. It will accommodate a new stairwell and bathroom.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Conservation Architect considers that the alterations to the first and second floor maisonette, including the rear dormer and the enlarged front dormer, are acceptable in this location.

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS5 'Planning and the Historic Environment' (DCLG 2010)

Expiry Date - 11/08/2010

Planning Assessment

Policies

Policy AB4 requires development within Conservation Areas to be of a high standard of design and construction materials so as to preserve or enhance the area. Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive.

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.

Visual amenity and character

The proposed new dormer will be at the rear and will not have any impact in public views. The change to the front dormer is relatively minor in nature and will not have a significant visual impact. The character and appearance of the Conservation Area will be preserved therefore.

The dormers are of a modest size and do not dominate the rooflsopes. They comply with the Council's guidance on dormer extensions.

Residential amenity

The rear dormer will face towards the rear/side of a number of properties in the High Street and Church Street, although its view towards the east is restricted by the end wall of the adjacent property. The rear dormer window will serve a stairwell and bathroom and can be obscure glazed by condition. The front dormer replaces an existing window which faces out over Coronation Green and the river and has no impact on residential amenity.

Recommendation

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APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. Notwithstanding the details shown on the submitted drawings, the sides and roof of the front dormer shall be finished in lead.
   Reason – To preserve or enhance the character and appearance of the Conservation Area having regard to policy AB4 of the Adur District Local Plan
3. This permission relates to the following approved plans date stamped received 16 June 2010:
   1:1250 scale Location Plan & 1:500 scale Block Plan, Proposed plans and elevations
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 15 July 2010