expires 7/12

Development Control – Delegated Officer Report

Application Number: ADC/0395/09 **Recommendation – Permit Application**

Site: **12 Feversham Close Shoreham-by-Sea West Sussex BN43 5HD**

Proposal: **Extension to width of front dormer**

The Application

The application property is a semi detached chalet-style dwelling with a steeply sloping pitched roof and accommodation within the roofspace served by a front flat-roofed dormer and rooflight. The dormer is one of a symmetrical pair in the centre of the roof with the adjoining semi detached dwelling. It is proposed to remove the rooflight and extend the width of the dormer by 2.3m.

The dwelling and its neighbour form one of four originally matching pairs of dwellings in at the end of a cul de sac. One other dwelling in the group (No. 8) has carried out a similar dormer extension following the grant of permission in 1992 (SU/27/92).

Consultations and Representations

Consultations/Comments

None

Third Parties

None received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No.3 'Extensions and Alterations to Dwellings' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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 states that dormers should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible. Two small dormers will often be more acceptable than one large one.

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 extension will be visible from the street, albeit at the end of a cul de sac. The size of the enlarged dormer will comply with the Council's DC Standard with large amounts of the original roofslope still visible and a distance of over 2m retained to the edge of the roof. In design terms it will have a slightly unbalanced appearance as there is to be a 0.7m section of tile hanging at the end of the dormer rather than glazing as per the existing dormer. However, this approach mimics that at No.8 and it is not considered so visually harmful as to warrant refusal.

Residential amenity

The dormer extension will have little impact upon the residential amenities of any of the neighbouring dwellings being at the front of the property and facing the street.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci
2. C12E3

Case Officer: [redacted] Date: 13/11/09 [redacted]