DD: 17/1

Application No.: ADC/0709/07 Recommendation – Permit Application

Site: 24 Seaview Estate, Albion Street, Southwick, West Sussex

Proposal: Rooms in Roof (with Part Hipped Side Gable & Rear Dormer)

The Application

The application site contains the eastern half of a semi-detached double storey pair of dwellings with brick walls, and a clay tile hip ended roof, located on the northern side of Albion Street, within the built up area of Southwick.

The original dwelling was erected in the late 1920's as part of a much larger estate, with a rear extension for an enlarged lounge being erected in 1983, and a single storey side extension for an improved kitchen and new shower and utility rooms being erected in 2001 (SW/73/01). Erection of a large attached garage was also approved as a separate proposal in 2001 (SW/92/01).

The applicant now proposes installation of bedroom and ensuite into the roof of the dwelling, including conversion of the hipped side roof end to a part hip end, and insertion of a 5.2m wide, 1.9m deep and 1.7m tall dormer into the rear roof plane, recessed back 0.8m from the rear eave line.

Developed as one estate, all of the houses fronting Albion Street are very similar in appearance. Whilst the majority of the houses have maintained the original hipped roof lines, there are a number that have been converted to part-hip (including rear dormers) both under permitted development rights and in accordance with planning approvals issued by Council (eg. No.12 Seaview Estate – SW/5/01).

Due to the alignment of The Gardens, development to the rear of the plot backs onto the site in an angled fashion, with very small rear gardens between the two lines of dwellings. On the opposite side of Albion Street is a steep bank that drops sharply down to Shoreham Harbour.

Consultations and Representations

Third Parties: No representations have been received on the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & 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.

The Council's Development Control Standard No.3 states that dormers 'should not be so large that they over-dominate the dwelling' and should allow a large amount of the original roof to be visible. Roof extensions should respect the scale, character, symmetry and appearance of the existing dwelling, particularly on semi-detached properties.

Visual Amenity

Conversion of the roof to a part hipped design will create a slightly unbalanced appearance to the look of the attached bungalow pair, however there are similar examples at No.'s 1, 2, 5, 9, 10, 13, 17 & 18 Seaview Estate along the same section of Albion Street, meaning that the conversion would not be at odds with the existing character of the area and that it would be difficult to sustain a refusal to the application on this basis.

With respect to the appearance of the dormer, whilst it is quite wide, it is recessed well back from the rear eave, down from the ridgeline, and a large portion of the rear roof plane remains visible. The size is also within the limits set by the application approved for No.12.

Residential Amenity – Privacy

Whilst the dormer is unable to comply with the 22m separation distance recommended in Council's development control standards for distances between dormers and the principal windows of dwellings to the rear, the proposal is considered acceptable in this instance given;

- the angled arrangement of the dwellings ensures that no direct view is available into the windows of the dwellings to the rear; &
- The rear gardens are already overlooked by the bedroom window on the first floor level, as well as a number of other upper floor windows in nearby dwellings.

Residential Amenity – Daylighting

Due to the limited depth of the dormer it is unlikely to have any impact on adjoining properties with respect to access to daylight.

Recommendation

APPROVE for the reason :- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: ...J. Reynolds.....

Date: 20/12/07