~~PC 19/7/07~~

expiry 15/8/07

Development Control – Delegated Officer Report

Application Number: ADC/0347/07 **Recommendation –Permit Application**

Site: **268 Old Shoreham Road Southwick West Sussex BN42 4LQ**

Proposal: **Loft conversion side half gable and rear dormer extensions**

The Application

The site is located within the built up area of Southwick to the south of the Old Shoreham Road. A two storey semi detached property within a street of similar properties. Many of the properties within the street have extended the hipped roof to a hipped gable of varying degrees, there are also various rear dormer windows and front velux windows.

Permission is sought to extend the existing hipped roof to form a hipped gable with a flat roof rear dormer, velux windows to the front and rear and a new window in the side gable. The proposed dormer window is 1.7 metres wide, 1 metre high, with a maximum depth of 1.2 metres. The dormer window is to be positioned 0.2 metres lower than the ridge height of the existing property.

Consultations and Representations

Third Parties: - 1 letter of objection objecting on grounds of over looking and loss of privacy to the property to the rear.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: -Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS21 'Delivering Sustainable Development' (ODPM 2004)

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 to dwellings should be designated so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Planning History

April 2007

A similar application was submitted in ~~A~~ ref, ADC/ 0196/07 which included a full gable extension to the roof. It was considered by the case officer that the full gable extension in this case was not sympathetic to the character and appearance of the surrounding area. There are no other full gable extensions within close proximity of this site. However there are as existing a number of hipped gable extensions within the street. This previous application was withdrawn and the current application is a resubmission following advice from the Council that a part hipped gable would be more acceptable in this case.

Visual Amenity

As stated above the hipped gable extension is considered to be in keeping with the character and appearance of the surrounding locality. The roofs of many of the properties remain unaltered however those that have been extended have been extended to a hipped gable only. The proposed extension will be clearly visible within the street scene however it is considered that in the light of the existing extensions within the locality that this extension will be acceptable in this case.

The rear dormer window will not be visible within the street scene however it will be visible from the rear gardens of the adjacent properties and the properties located to the rear of the site. The proposed dormer meets with the Council's DC Standards, the dormer is lower than the existing ridge height and is central within the roof slope. The dormer will not dominate the roof slope and is in proportion with the existing building.

Residential Amenity

The main properties to be affected in this case are No. 270 Old Shoreham Road to the east and No. 266 Old Shoreham Road, the attached property to the west. The properties at the rear and on the opposite side of the road are at a distance of 40 and 30 metres respectively therefore it is not considered that the extension and dormer window will have any adverse impact on the residential amenities of the occupiers of the adjacent properties. There will be no additional over looking as a result of the proposed dormer to the rear as the rear gardens of the neighbouring properties are over looked as existing by the first floor windows of this and other surrounding properties. The side gable window will also cause no overlooking to the adjacent property in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)

Case Officer.....Baber.....Date.....19/7/07.

Head of Planning and Community.....[signature].....Date...26/7/07.

Chair of Planning Committee.....A. J. Mills.....Date.....30/07/07.

24/7/07