expires
09/08/07

# Development Control – Delegated Officer Report

**Application Number: ADC/0353/07 Recommendation - Permit**

**Site:** **12 Sullington Way Shoreham-by-Sea West Sussex BN43 6PJ**

**Proposal:** **Proposed roof conversion including rear dormer and hip to gable roof extension**

## The Application

The application property is a semi-detached two-storey house on the east of Sullington Way, 40m to the north of the junction from Middle Road. The house is constructed on a 0.8m high brick plinth with rendered walls and a plain tiled hip roof.

The other properties in the cul-de-sac are of similar design being made of semi-detached hip roof houses. Five other houses in the street have been extended with similar roof extensions all of which have been completed under their permitted development allowance.

The proposal is for rooms in the roof with hip to gable extension and rear east facing dormer. The planning application is required in this instance because the property has already been extended with a single storey rear extension and a detached garage close to the rear.

## Consultations and Representations

**Third Parties**
There have been no third party objections to the proposals.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

## Planning Assessment

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.

Development Control Standard No.3 ' Extensions and Alterations to Dwellings' states when relating to roof extensions, amongst other things that roof extensions should: respect the scale, character and appearance of existing dwellings; be in keeping with the visual quality of the area; dormers should not be so large that they over-dominate the dwelling resulting in a top heavy 'box-like' appearance.

The application has been amended to show a dormer which is now 3.5m in width with enough roof tiling surrounding it to prevent it appearing too top-heavy and box like. It is well set below the ridge of the roof and the windows are considered to be sympathetic in size to the existing dwelling.

Whilst it is usual to try and prevent full gable extensions on hipped roof properties due to the lack of symmetry that may result on the semi-detached house, in this instance the properties within the street are relatively close together and the proposal would not be particularly noticeable. The other hip to full gable extensions in the street would prevent the proposals from appearing an incongruous feature.

## Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci
2. C14Ai – amended
   This permission relates to the amended plans received on 08.08.07 and not to the pland originally submitted. ...*policy AH7 of the ADLP and DEV1 Of the WSSP.*
3. C18C3 – amended
   The window in the north side gable of the extension.....

Case Officer: [signature] 08/08/07

Date: CJ 8/8/07