Development Management - Delegated Officer Report

Application Number: AWDM/1113/21 Recommendation – Refuse

Site: 3 Lavender Hill, Shoreham-By-Sea

Proposal: Proposed extension to front dormer

Date of site visit: Viewed using Google Maps as on front of property

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a semi-detached chalet house occupying a corner plot at the junction of Rosemary Drive with Lavender Hill. The surrounding roads are made up of similar chalet houses and 2-storey houses set within an open-plan layout. The surrounding land rises up to the north and west. The pair of dwellings have a shared central dormer on the front roofslope which is evenly spaced to the sides.

Permission is sought to extend the dormer to bring it closer to the outer edge of the roof.

Relevant Planning History

AWDM/1114/21 - Application for a Lawful Development Certificate for a proposed loft conversion consisting of extension to existing rear dormer and construction of additional rear dormer at second floor and front roof light - pending consideration

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The widening of the dormer will unbalance the proportions of the original pair. The paired chalet form recurs throughout this estate and most properties have not been altered at the front and have retained their original appearance. However, 17 Rosemary Drive on the opposite corner of this junction has constructed a two storey side extension with widened front and rear dormers (AWDM/0213/15). It appears, however, from a comparison between the approved plans and what has been built, that the dormer has been built wider than it should have been.

Approving this proposal may make it difficult in the future for the Council to resist other proposals that are similar. There are no other examples of properties with an extended front dormer so close to the edge of the roof (other than what has been built unlawfully opposite). It is considered that the symmetrical paired chalet form with central dormer and spacing to roof edge is an established form in this estate and to allow this proposal would be detrimental to the visual character and amenity of the area.

Residential amenity

The proposal will not have any adverse impact on residential amenity.

Recommendation

REFUSE for the following reason:

1. The proposal will bring the dormer too close to the roof edge and will imbalance the appearance of this pair of chalet bungalows to the detriment of their character and that of the established character of the estate as a whole. It is therefore contrary to Policy 15 of the Adur Local Plan and the NPPF.

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

Case Officer:	Peter Barnett	Date: 16 July 2021
Authorised by:	Gary Peck	Date: 16 July 2021