P.E
23/7/07
Expiry
21/8/07

Development Control – Delegated Officer Report

Application Number: ADC/0365/07 **Recommendation – Refuse Application**

Site: **10 Nursery Close Shoreham-by-Sea West Sussex BN43 6GJ**

Proposal: **Loft conversion including raising height of roof, pitched roof over existing extension and side dormer windows**

The Application

The site is located within the built up area of Shoreham at the end of a cul-de-sac of both semi detached and detached bungalows. Some of the properties within the vicinity of the site have loft conversions and there are examples of front and rear flat roof dormers in the cul-de-sac.

The existing bungalow is detached and located in between a semi detached property, no. 11 Nursery Close to the south and no. 9 Nursery Close, a similar detached bungalow to the north-west. The property has an open frontage with a front garden and driveway. A detached flat roof garage is located to the side of the bungalow. A 1 metre post and rail fence runs adjacent to no. 11 and a 0.5 metre fence runs adjacent to no. 9.

Permission is sought to convert the loft of the existing bungalow by adding two dormers to either side of the roof and raising the height of the roof. A rear gable extension is proposed and also a pitched roof above an existing flat roof extension which is set back to the side of the property.

The existing pitched roof is proposed to be increased in height by 1 metre with a stepper pitched roof.The proposed dormer windows vary in design and size, the one facing to the south has a hipped roof which has a the same maximum height as the proposed increased roof height. The other dormer which faces to the north-west is of a flat roof design and has no window and is lower in the roof slope than the pitched roof dormer.

The proposed alterations will provide accommodation at first floor level for two bedrooms and a bathroom with a landing and staircase.

Consultations and Representations

Third Parties: - No third party representations have been received.

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 11, 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 '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 designed 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.

Visual Amenity

The proposed works to the building will be clearly visible within the street scene to the front of the property. It is considered that the proposed design, scale and positioning of the dormers will be out of keeping and detrimental to the character and appearance of the existing bungalow and the surrounding area. This combined with the increased roof height of the existing low level modest bungalow will be unacceptable in this case.

There are other examples of loft conversions within this street, including no. 11 adjacent to the site, however these have mainly been carried out on the semi detached properties which as existing are of a different roof design. Dormers can therefore be added without the need to remodel the existing building which incorporates raising the height of the roof. The other dormers within the street are low within the roof slope and do not dominate the building, as it is considered that this proposal would.

It is not considered that there would be any objection to the proposed gable extension to the rear as this would not be visible within the street scene. However the height should be kept to the existing ridge height. Similarly the side pitched roof addition to the existing flat roof is considered to be acceptable however the height should be reduced to be below the existing ridge height of the bungalow to respect the scale of the existing building.

Residential Amenity

Although the proposals increase the height and bulk of the existing bungalow it is not considered that this will have any adverse impact on the residential amenities of the occupiers of the adjacent properties. No. 11 to the side is at a minimum distance of 5 metres and the windows facing onto this property are a

proposed bathroom window in the dormer and velux windows serving the bedrooms.

The other neighbouring property is at a distance of 3.5 metres from the application site and in this case the only windows to face onto this property are velux windows serving a bedroom and landing.

Due to the layout of the existing adjacent buildings and the distance between these properties it is not considered that the increased height and bulk of the proposed building will have any adverse impact in this case, and therefore does not warrant a reason for refusal for in this case.

Recommendation

REFUSE on ground that :-

1. The proposed alterations and extensions are unacceptable as they do not relate sympathetically in design, form and scale with the existing building or with the existing character of the locality and would be detrimental to the visual amenities and appearance of the existing built environment, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7)

Case Officer..... J Barber .....Date.....31/7/07.....

CJ 1/8/07.