The Planning Inspectorate

Appeal Decision

Site visit made on 6 December 2018

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 January 2019

Appeal Ref: APP/Y3805/D/18/3210956
12 Fennel Walk, Shoreham-by-Sea BN43 6JD

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
The appeal is made by Mr Grise against the decision of Adur District Council.
The application Ref AWDM/0692/18, dated 5 May 2018, was refused by notice dated 9 July 2018.
The development proposed is described as an 'enlarged front dormer'.

Decision

1. The appeal is allowed and planning permission is granted for an enlarged front dormer at 12 Fennel Walk, Shoreham-by-Sea BN43 6JD in accordance with the terms of the application, ref: AWDM/0692/18 dated 5 May 2018, subject to the following conditions:

   1) The development hereby permitted shall be begun not later than three years from the date of this decision.

   2) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan, block plan & drawing no. 16/1297/01 existing and proposed plans.

   3) The external materials of the development hereby permitted shall match those of the existing building.

Preliminary Matter

2. The description of the development on the application form includes a spelling mistake and I have corrected this in my formal decision.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the surrounding area.

Reasons

4. The appeal property is a semi-detached chalet dwelling in a residential estate on the outskirts of Shoreham-by-Sea. The proposal is to extend the front dormer window to the side to create an enlarged bedroom at first floor level.

5. The Adur Local Plan 2017 Policy 15 requires that, amongst other things, development should respect and enhance the character of a site and wider area. The Council's Supplementary Planning Document: Development Management Standard No.2 Extensions and Alterations to Dwellings (DMS2) provides, amongst other things, advice with regard to the design of dormer windows.

6. The enlargement of the dormer window would not fail the essential requirements of this advice. It would not occupy the full width of the roof and would match the height and depth of the existing dormer. The overall scale, position and design would not be incongruous and an acceptable amount of the original roofslope would remain visible to the side of the proposal. I am not therefore persuaded that the scheme would be harmful to the host property or the context with the adjoining property.

7. The site at 17 Rosemary Drive to which my attention is drawn holds a different position in the streetscene and with surrounding properties and is therefore not comparable with the appeal property.

8. The proposal would therefore comply with the requirements of policy15 of the Adur Local Plan 2017 and explicit guidance within DMS2 which seeks to ensure that extensions and alterations should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.

Conditions

9. I have considered the imposition of conditions in light of advice in Planning Policy Guidance. In the interests of proper planning and for clarity, I have attached a condition which ties the scheme to the approved plans. In order to protect the character and appearance of the host dwelling and the area a condition is imposed to ensure the use of appropriate materials.

Conclusion

10. For the reasons set out above I allow the appeal subject to conditions.

C Hall
INSPECTOR