Development Control – Delegated Officer Report

Application Number: ADC/0411/09 **Recommendation – Permit Application**

Site: **29 Mill Lane Shoreham-by-Sea West Sussex BN43 5NA**

Proposal: **Rooms in roof with raised ridge height (by 0.6m), south side dormer and new chimney stack on north side**

The Application

The application site is a detached, two storey dwelling gabled roof house. It is within a street of detached and semi detached houses of various style and appearance. There is a driveway to the front enclosed by a front wall, the house is at a higher ground level than the street.

Permission is sought to raise the ridge height of the building by 0.6 metres increasing the pitch of the roof. Also proposed is a side, hipped roof dormer, 2.6 metres wide, a maximum height of 2.2 metes, with a maximum depth of 1.1 metres. The existing chimney extending from the centre of the ridge is to be removed with a new chimney proposed to the north side of the building. The extensions will provide living space within the roof accommodating a bedroom, study and dressing room.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted Adur Distrct Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

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, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area. The Council's Development Control Standard No. 3 entitled 'Extensions and

Alterations to Dwellings' sets out the principles for maintaining both residential amenity to neighbouring properties and visual amenity.

Residential Amenity

The main properties to be affected by the proposed development are those either side of the site, no. 31 to the north and no. 27 to the south. Both are two storey houses. The buildings are all in line and the proposed increase in roof height is not considered to have any adverse impact on the residential amenities of either properties with regards to loss of light or overbearing impact. The dormer window to the southern side will not result in any overlooking to no 27 as there are no windows to be affected. This window also serves a bathroom and therefore will be fitted with obscured glazing.

Visual Amenity

As stated above the houses either side and opposite the site vary in appearance, height and design. The roof and eave heights are not uniform and therefore the increase in ridge height, new chimney and dormer will not be out of keeping with the street scene or the character of the area. The alterations are in keeping in scale and design with the existing building.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The window in the dormer hereby permitted shall at all times be fitted with obscured glazing.
   Reason: - To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan.

Case Officer.. .....Da' 19/11/09

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