Expires 14/2/08.

Development Control – Delegated Officer Report

Application Number: ADC/0775/07 **Recommendation – Permit Application**

Site: **287 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5QA**

Proposal: **Single-storey side/rear extension and ~~first floor extension~~ dormers to side of roof**

The Application

The application site is a large detached house located on the south side of Upper Shoreham Road, Shoreham that has previously been enlarged by 2-storey and single storey rear extensions. The property sits at an angle in its plot such that much of the western flank is visible from the street. It is bounded on either side by further large detached houses with similar orientations.
This proposal is a revision of a previously approved application SU/165/05/TP to extend the single storey rear extension and to add two dormers into an extended west side cat-slide roof. The rear extension is on the same footprint as before with a larger pitched roof façade whilst the catslide extension is also as previously approved. The main revision is to the dormers which are now proposed to be joined and extended with an overall length on 9.6 metres. Three hipped pitched roofs will sit above three windows serving two ensuite bathrooms and additional master bedroom space.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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 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. DC Standard No.3 'Extensions and Alterations to Dwellings' states that dormers should not be so large as to overdominate a dwelling, and should allow a large amount of original roofspace to be visible. Hipped or gable roofed dormers are usually preferable to flat roofed dormers on older style properties whilst two smaller dormers are preferred to one larger dormer.

Visual Amenity

The extensions to the catslide roof and rear addition follow the lines of the main building and as such will not appear out of keeping with the style of the property. The 9.6 metre wide dormer window however will be sited on the highly visible western catslide roof and will be a clear feature within the immediate streetscene. Although it sits acceptably off the ridge line and away from the flank wall the three hipped roof sections above a continuous dormer create an awkward feature that is detrimental to the appearance of the property. The previous application included two smaller hipped dormers 2.7 metres in width set towards the front side of the catslide that appeared less incongruous within the roofspace. The applicant has returned with revised drawings that have separated the three dormers by 0.6 metres, the same degree as those previously approved. Whilst the addition of a third dormer to the roofspace appears to clutter the appearance of the catslide, it will be entirely out of sight from the street due to the orientation of the property and the close proximity of its westerly neighbour. The overall appearance of the property from the street will thus the same as approved under SU/165/05/TP.

Residential Amenity

As the extensions are located on the west side of the property, No.289 Upper Shoreham Road will be the most affected. This dwelling sits on a similar orientation but set back in its plot such that the rear extensions will not exceed their rear building line. There are however ground and first floor side windows that that will be overlooked by the three dormers. The dormer windows are thus conditioned to be obscurely glazed and fixed shut with the exception of a top fan window for ventilation, consistent with the previous approval. A single velux window is proposed in the extended catslide with further veluxes in the rear extension. None of these will afford overlooking concerns.

Although it is noted that the additional catslide and rear extension will be in very close proximity to the boundary with No.289, it is not considered that they will overdominate or block light to the neighbouring side windows. The most impacted window will be at ground floor level however it is secondary to the room it serves and is already close to the side boundary.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai '...received on 14 February 2008... policy AH7 of the ADLP and DEV1 of the WSSP'
4. C18Civ 'The dormer windows in the west side elevation shall at all times...'
5. C18Eiv '...in the west side wall...'

Case Officer:.....

Date:...14/2/08.

PB 14/2