EXPIRES: 14/2

Application No.: ADC/0776/07 Recommendation – Permit Application

Site: 29 Fairfield Close, Shoreham-by-Sea, West Sussex

Proposal: Rooms in Roof (with Side Gable and Front & Rear Dormers)

The Application

The application site contains the eastern half of a semi detached bungalow pair with brick walls, and a hip ended clay tile roof, located on the northern side of Fairfield Close within the built up area of Shoreham.

Originally erected during the 1930's the structure has been modified to include an enclosed front porch and a large rear conservatory that appear to have been erected under permitted development rights. The applicant now proposes to insert rooms into the roof space by:

- Converting the hip ended roof into a full gable;
- Inserting a 5m wide and 2.5m deep triangular shaped dormer into the front roof plane; &
- Inserting a 5.6m wide, 1.9m tall and 2.8m deep flat roofed dormer into the rear roof plane of the dwelling.

Fairfield Close is predominantly characterised by similar style semi-detached bungalows, a small number of which have previously been modified to incorporate full gable ends and front and/or rear dormers.

Consultations and Representations

Third Parties: One representation has been received from the owner of adjoining No.31 Fairfield Close raising concerns with:

- Overlooking of his house and rear garden from the proposed landing window to be inserted into the gable end; &
- Requesting assurance that the additional bathroom and increased occupancy of the dwelling will not lead to further drainage blockages within his property.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & 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.

The Council's Development Control Standard No.3 states that roof extensions should respect the scale, character and appearance of existing dwellings. The standard goes on to state that in some instances, the enlargement of a hipped roof into a gable or half gable end may respect the proportions of a property more than adding dormers, however the acceptability of the resulting lack of symmetry would depend on the visual quality and character of the area. In particular, the extension of a hipped roof to a gable end on a semi-detached dwelling would not usually be considered favourably. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling.

With respect to dormers, the development control standard states that dormers should not be so large that they over-dominate the dwelling, resulting is a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible.

Visual Amenity, Character & Appearance

Despite the proposed hip-to-gable roof extension resulting in an unbalanced appearance to the semi-detached pair, there are similar examples along Fairfield Close where Council has approved this type of roof conversion on one half of a semi-detached pair (No.22 – ADC/17/06 & No.44 – SU/136/03). Furthermore No.39 appears to have performed a similar conversion under permitted development rights, whilst a hip-to-part-hip conversion was approved by Council at No.36 (SU/136/04). This aspect of the proposal is therefore not considered to be so out of keeping with the built character of the area as to warrant refusal to the application.

A number of properties along Fairfield Close also have front dormers (No.'s 5, 7, 22, 23, 30, 36, 40, 44 & 46), including two (No.'s 22 & 30) that have triangular shaped dormers identical to that proposed in this application. As for the chosen style of dormer, it is considered preferable to the box dormers that have previously been accepted in this street, in that the proposed configuration is considered sympathetic to the existing roof line and provides a limited amount of symmetry with the hipped roof end of the other half of the semi-detached pair.

With respect to the rear dormer it is completely obscured from public view, recessed back from the rear wall of the dwelling and down from the existing

ridgeline, sits in the middle of the roof plane with an appropriate amount of the original roof plane that remains visible in accordance with Council's development control standards.

In total therefore, despite being a hip-to-gable extension that involves both front and rear dormers, the proposal is not considered to result in a top-heavy design that would warrant refusal to the application on this basis. This consideration is supported by Council's approval of an almost identical proposal on the opposite side of the road at No.22 Fairfield Close (ADC/17/06 & ADC/279/06).

Residential Amenity – Daylighting

Whilst the proposed hip-to-gable will have an affect on the amount of light that is available to two side windows to habitable rooms in the western elevation of No.31 Fairfield Close, due to:

- The house at No.31 sitting slightly forward of No.29;
- The larger of the two affected rooms having access to daylight from another window fronting the street; &
- The maintenance of a 3.5m gap between the two dwellings;

the extent of the impact is not such that would warrant refusal of the application on this basis.

Residential Amenity – Privacy

The privacy concerns relating to impacts from the first floor gable landing window on the adjoining No.31 are sound. However rather than refuse the application on this basis, given the window is required for light access to a landing a condition requiring the window to incorporate opaque glazing that is fixed shut can be imposed without unduly restricting the function of that window in this instance.

With respect to the front and rear dormers, the distance between the dormer windows and the elevation of nearby dwellings to both the front and rear exceed the 22m distance recommended in Council's development standards. Any impact in terms of the privacy of adjoining development therefore is considered to be within acceptable limits.

PB 23/1/08

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci (standard time limit)
3. C12Ei (matching external materials)
3. C18Civ (window in eastern side elevation to be obscured & fixed shut)

Case Officer: J Reynolds Date: 23/1/08

Vice Chairs Planning & Regulatory Committee

23/1/08.