~~PC~~
~~28/8/08~~
Expiry
23/9/08

# Development Control – Delegated Officer Report

**Application Number: ADC/0381/08** **Recommendation – Permit Application**

**Site:** **196 Downside Shoreham-by-Sea West Sussex BN43 6HD**

**Proposal:** **Front dormer**

## The Application

The site is located within the built up area of Shoreham. A semi detached bungalow on the corner of Downside and The Drive. The property as existing has a side gable extension for which planning permission was granted in 1996, SU/145/96/TP. There is a vehicular access from The Drive at the front of the site with hard standing to the front and side. The site is at a higher ground level than the other dwellings and the highway to the south. There is a hedge which runs along the southern boundary and a dwarf wall to the front west (~~east~~). The site is surrounded by properties of vary styles, including semi detached and detached bungalows, many of which have rooms in roof and two storey houses to the south.

Permission is sought to add a pitched roof dormer to the front elevation, facing ~~east~~ west towards The Drive. The dormer is to be set down by 0.3 metres from the existing ridge, it is proposed at 2 metres wide with a maximum height of 2.3 metres and depth of 2.8 metres. The dormer will provide more usable space to an existing first floor bedroom.

## 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) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings' PPS1 'Delivering Sustainable Development' (ODPM 2005)

## 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 dormers should not be so large that they over-dominate the dwelling, resulting in a top-heavy box-like appearance. A large amount of the original roof should be clearly visible.

***Residential Amenity***

The proposed dormer faces west towards the properties on the other side of The Drive, some of these properties have front dormer windows. It is not considered that the proposed dormer will cause any significant additional overlooking or loss of privacy to the occupiers of the bungalows on the opposite side of The Drive. There is a distance of approximately 24 metres metres between the site and the dwellings opposite.

***Visual Amenity***

The proposed front dormer will be clearly visible within the street scene, the bungalow is prominent due to its position on a corner plot and raised ground level. There are however other front dormers within close proximity to the site, opposite on The Drive are properties with flat roof front dormers and to the south are two storey dwellings with pitched roof front dormers.

The semi detached bungalow as existing is not symmetrical to the attached bungalow as a side gable has been added and the attached bungalow remains with a hipped roof. It is therefore not considered that the proposed dormer will remove the symmetry between these properties as this has already been lost. The front dormer is modest in scale and centrally positioned within the roof slope. It is in keeping with the character of the existing bungalow and surrounding built environment.

## Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.....Date...28/8/08.

PB 29/8/08