Development Control – Delegated Officer Report

Application Number: AWDM/1494/16 **Recommendation – Approve**

Site: **28 Ship Street, Shoreham**

Proposal: **Rooms in roof with two roof lights to front (east) elevation and dormer to rear (west) elevation.**

Date of site visit: 01.11.2015 (Site notice put up)

Neighbours checked: Y

Additional neighbour notifications: Y (Amended plans – 14 days)

Proposal, Site and Surroundings

The application site is located on the western side of Ship Street and comprises a two storey end of terrace property. The property is located within a row of fourteen terrace properties and comprises one of the wider terraces at the southern end. Whilst there is some variation in the width and height of these terrace properties they maintain a uniform external appearance with smooth rendered painted exteriors chimney features and projecting external window cills.

The application property has a single storey flat roofed extension which attaches to the two storey dog legged section of the building at the rear.

The site is located within the Shoreham Conservation Area and the main views of the application property and other properties within this row of terraces are from Ship Street to the front. However, views of the application property are possible from the southerly side from the gap between the application property and 9 10 White Lion Court and to the westerly rear through 30 West Street and 4 8 West Court.

This application seeks planning permission for the conversion of the existing roof space with the provision of a dormer to the rear roof slope and the insertion of two conservation roof lights to the front roof slope of the property. The proposed rear dormer would incorporate interlocking roof tiles to match the main roof and a lead lined flat roof. Amended plans have been received which have reduced the size of the dormer extension to 1 metre wide, 1.6 metres deep and 1.6 metres high.

The proposed roof conversion would also involve the insertion of a new second floor window in the southerly side wall of the property. The window would serve a staircase and would be obscure glazed.

Consultations:

Southern Water have raised no objection to this application.

The Adur District Conservation Advisory Group have raised no objection in relation to this proposal.

Representations:

One letter of representation has been received from the occupier of 57 The Meadway who has raised queries regarding whether roof lights are allowed in the Conservation Area and also whether the roof has enough head height for conversion.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policies 15, 16 & 17 are considered relevant to the consideration of this application.

Planning Assessment

Principle

The main issues that require consideration in this assessment are the effects of the proposed dormer extension and roof lights on the character and appearance of the Conservation Area and the amenities of neighbouring residential occupiers.

Visual amenity

The application property is also located within the Shoreham Conservation Area and the most visible aspect of the dwelling from the Conservation Area is to the front from Ship Street. Views of the application property are also possible from the southerly side from the gap between the application property and 9 10 White Lion Court and to the westerly rear through 30 West Street and 4 8 West Court.

The proposed rear dormer would therefore be visible from within the Conservation Area and would be one of the first dormer extensions within this row of terrace properties. It is therefore particularly important that the proposed dormer remains subservient to the existing terrace property and does not detract from the character and appearance of the

Conservation Area as it is likely to influence any further proposals for rear dormer extensions to this row of terrace properties.

Saved policy AH7 of the Adur Local Plan requires extensions to existing houses and bungalows to be designed to be sympathetic to both the original dwelling and area in general. The Council's SPG Development Control Standard 3: 'Extensions and Alterations to Dwellings' gives further guidance in relation to proposed dormer extensions specifying that they should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. Dormer extensions should also be kept well below the ridge level of the existing roof and a large amount of the original roof should still be clearly visible.

The original plans submitted with the application proposed a rear dormer with a pitched roof measuring 1.8 metres wide by 2.2 metres high. The proposed dormer extension would have appeared as a large roof extension that dominated the modest rear roof slope of the terrace property. The proposed dormer extension would have also have been particularly prominent from the gaps between the residential properties and would have detracted from the character and appearance of the Conservation Area.

Following discussions with the Planning Agent amended plans were received which have reduced the size of the dormer to 1 metre wide by 1.6 metres high, changed the pitched roof to a more traditional flat roofed design and positioned the dormer higher within the roof slope. The height of the top fascia on the dormer has also been reduced. The proposed rear dormer extension now appears as a more modest traditional dormer extension which relates sympathetically to the design, appearance and scale of this existing terrace property and does not negatively impact on the character of the Conservation Area.

The windows within the existing property are uPVC and many of the windows within the row of terrace properties have been altered to uPVC without the benefit of planning permission. The proposed rear dormer window and second floor side window are proposed as uPVC. The provision of uPVC windows within a Conservation Area is not normally considered acceptable, however taking into account the proliferation of uPVC windows on terrace properties within the vicinity and that the dormer window and second floor side window would be in less visible positions from the road it is considered that they would have a less damaging effect on the character of the Conservation Area.

The two roof lights on the front roof slope would however be directly viewable from Ship Street to the east and would therefore be required by condition to be Conservation style roof lights.

Residential amenity

The rear elevation of the application property is orientated to the west along with the neighbouring terrace properties to the north. The rear facing dormer window would

serve a bedroom and would overlook the rear gardens of 30 West Street, 4 8 West Court, 9 10 White Lion Court and the neighbouring terrace properties to the north-west. The small rear garden serving the nearest neighbouring property to the west, 30 West Street would be mainly affected. There is however already a degree of overlooking from the first floor rear windows of the application property to the westerly neighbouring rear garden and therefore on balance the proposed rear facing dormer window would not cause any further harmful overlooking to the amenity of the westerly neighbouring occupiers.

The new second floor window in the southern wall of the property would be obscure glazed and serve a staircase. This window would face the side/rear garden area of 9 10 White Lion Court, however as the window would be obscure glazed, it would not cause any loss of amenity to the occupiers of the southerly neighbouring property.

Recommendation

APPROVE with the following conditions:

1. Approved plans
2. Standard 3 Year Time Limit
3. Matching tile hanging (walls of dormer extension)
4. Approval of roof light details (eastern elevation)
5. Obscure Glazing (southern side window)
6. No additional windows (southern elevation)

Informative

1. Proactive Statement – Approval (with amendments)

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebecca Tier Date: 09.12.2016
Authorised by: Jo Morin Date:12.12.2016