Expires 11/1/07.

Development Control – Delegated Officer Report

Application Number: ADC/0442/06 **Recommendation - Application Permitted**

Site: **30 Slonk Hill Road Shoreham-by-Sea West Sussex BN43 6HY**

Proposal: **Rooms in roof (with raised ridge height and front and rear dormers)**

The Application

The property consists of a detached bungalow, with a small protruding gable at the front. The bungalow has a tiled gabled roof and brick elevations. Access to the property is located on the western side of the bungalow to the north off Slonk Hill Road.

The application proposes rooms in the roof by raising the ridge height of the existing roof by 600mm and constructing a front and rear dormer. The front dormer measures 2.4m in width, 1.4m in height and 1.6m in depth and is to be located on the eastern side of the front roof space. The rear dormer is to measure 6.5m in width, 1.8m in height and 2.1m in depth. The dormers are to be clad in roof tiles to match the existing dwelling and will provide two additional bedrooms and a bathroom.

Consultations and Representations

Third Parties
Two third party letters have been received from the adjacent neighbours at no. 28 and no. 32 Slonk Hill Road, both letters have no objection to the proposed development.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant issues of this application are the impact of the development on the character of the house and street scene and the impact on adjoining residential amenity.

The original application proposed to maintain the original roof pitch and locate the top of the dormers at the roof pitch in order to achieve a sufficient head space in the rooms in the roof. The original proposal, with the dormers located at the ridge of the roof was considered to cause the dormers to have a detrimental visual impact on the roof and the character of the bungalow. The

agent was contacted and advised to set the dormers down from the roof pitch in order to reduce their visual impact and retain the original roof shape. The plans have since been amended to raise the ridge height of the roof by 600mm, to enable the proposed dormers to be set down from the roof pitch and maintain a reasonable head space in the rooms in the roof. The revised proposal is considered to reduce the visual impact of the proposed dormers and retain the character of the existing bungalow. It is noted that neighbours were re-consulted on the proposed amendment to raise the ridge height of the bungalow and no comments have been received.

The amended proposal is not considered to have a significant impact on the street scene. The front dormer retains a large proportion of the original roof space of the bungalow and does not have an overbearing visual impact. It is also noted that there are a number of front dormers located on the bungalows along the northern side of Slonk Hill and the proposal does not appear out of keeping with the predominant character of the street.

The proposed dormers will have a minimal impact on adjoining residential amenity. The A27 is located to the rear of the property and there are no overlooking issues as a result of the proposed rear dormer.

The application, as amended, is considered to be in keeping with the predominant street scene and character of the bungalow. There are no undue impacts on adjoining residential amenity as a result of the proposal and the amended application should therefore be approved.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C14Ai ....received on 3 January 2007.....
   Reason:- .....to policies AG1, AH7....and DEV1 of the West Sussex....
3. C12E3

Case Officer: [redacted].....

Date: 8/1/07.....