Expires 6/5/08.

Development Control – Delegated Officer Report

Application Number: ADC/0136/08 **Recommendation – Refuse Application**

Site: **199 Old Shoreham Road Southwick Brighton West Sussex**

Proposal: **Rooms in roof with rear dormer and part-hipped side gable**

The Application

The application site is the western half of a pair of semi-detached houses located on the north side of Old Shoreham Road, Shoreham. The property is hip roofed with a large single storey rear extension and a long rear garden with a garage beyond. The attached house is to the east with no improvements whilst to the west is a further identical semi-detached pair. This application seeks permission to extend into the roofspace with a part hipped side gable and a rear dormer. The dormer will be 4.7 metres in width, 1.9 metres in height and 2.3 metres in depth with two windows serving a bedroom and ensuite. A side window is proposed in the part gable end serving the new stairwell.

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 a large amount of original roofspace should be clearly visible around dormers whilst roof extensions should respect the scale, character and appearance of existing dwellings. Gable or part-gable extensions are preferred to side dormers however the acceptance of the resulting lack of symmetry, particularly on semi-detached properties, would depend on the visual quality and character of the area.

Visual Amenity

The semi-detached pairs along this stretch of Old Shoreham Road are notable for their hipped roof forms with front gable projections. This proposal seeks formal permission to extend a hip into a part gable end which will noticeably change the character, symmetry and appearance of the pair. The above DC standard states that the acceptability of the resulting lack of symmetry born out of side gable or part gable extensions on semi-detached pairs depends on the visual quality of the area. In this instance it is considered that the multitude of unaltered hipped roofs on similarly styled semi-detached houses within the immediate streetscene is such that this proposal would serve to create an unwelcome feature setting the precedent for further unsymmetrical roof additions within the locality. Although No.238 opposite has received a Certificate of Lawfulness (ADC/0045/06) for a full gable extension, this is to be built under permitted development and is not considered to set a precedent for similar extensions. In any case, it is located on the opposite side of the main road and is thus considered to bear little relation to the appearance of the site. The principle of extending into the roof in this manner is therefore rejected.

This proposal is thus considered to have a detrimental impact on the appearance of the streetscene, thus conflicting with local plan policy AH7 and the accompanying DC standard.

Residential Amenity

This proposal will not impact on the amenity of neighbouring dwellings as an element of overlooking already occurs from first floor windows. The side stairwell window will face the side hip of No.197 without causing privacy concerns.

Recommendation

REFUSE on ground that :-

B5CR

Case Officer:.....

Date:29/4/08.

PB 29/4/08