Development Management - Delegated Officer Report

Application Number: AWDM/0868/16 Recommendation – REFUSE

Site: 29 Rosslyn Road, Shoreham-By-Sea, West Sussex BN43 6WL

Proposal: First floor rear extension, extension to existing west elevation dormer and new east elevation dormer (revision to AWDM/0142/14).

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow with rooms in the roof located on the north side of Rosslyn Road. It has a pitched roof with a full hip at the front and gable at the rear. There is a flat-roofed dormer on the west roofslope. There is a single storey extension at the rear.

Planning permission was granted in 2014 for a first floor extension over the single storey rear extension, an increase in the width of the existing dormer construction of a new dormer on the eastern roofslope. The rear extension would continue the roofslope but with a lower ridge. The new dormer was originally proposed to extend across much of the eastern roofslope but, following objections from the Planning Officer, the dormer was reduced in size and limited to the rearmost part of the existing roof, measuring 6.5m wide, 2.4m high and 2.2m deep. The western dormer will measure 6.4m wide, 2.4m high and 2.2m deep.

The current application seeks approval for an amendment to the size of the dormer on the eastern roofslope. It is now proposed to largely reinstate the original design proposed initially for AWDM/0142/14. The dormer would be 8.4m wide, an increase of 1.9m, with the increase bringing the dormer closer to the front of the building.

Relevant site history

As above

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The rear extension, although glimpsed from Rosslyn Road, will have limited impact on the street scene. The eastern dormer will be more prominent, coming further forward than the previous approval and forming a large and rather unsightly addition which will be clearly seen from the street. There are few roof alterations in the street, although there is a large two storey flat roofed extension at the side of the neighbouring dwelling to the west. The revised design results in a rather poor position for the proposed windows, at the southern edge of the dormer, with a large expanse of blank tile hanging to the side of the dormer. It reinstates the length of dormer that was negotiated out of the previous application. There is not considered to be any change in circumstances or justification to warrant a different decision being reached now.

The west side dormer will extend the existing dormer further from the road and will not have a significant visual impact, particularly as it will be screened by existing trees in the gardens of the site and its neighbour.

Residential amenity

The eastern dormer will face towards windows in the side of the adjoining dwelling, No.31. However, they will be obscure-glazed serving a WC and en-suite and will not cause any loss of privacy.

To the west, the neighbouring dwelling has a large flat roofed 2 storey extension at the side with windows facing the side of No.29. However, these are obscure glazed and, as a result, the proposed clear glazed bedroom window in the proposed dormer will not cause any loss of privacy. A side facing window is also proposed in the new rear extension but this is set back from the boundary by 4m and will offer oblique views towards the rear of No.27 to the west. Overlooking is not considered therefore to be materially worse than that which could occur from existing first floor windows.

Recommendation

REFUSE for the following reason:

1. The proposed dormer on the eastern roofslope, by reason of its size, form and appearance, would be a prominent and unsightly addition resulting in unacceptable visual harm to the street scene. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan, Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' and the relevant policies of the National Planning Policy Framework relating to good design.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Case Officer: Peter Barnett Date: 5 July 2016

Authorised by: Gary Peck Date: 5 July 2016