Development Control – Delegated Officer Report

Application Number: AWDM/0193/15 **Recommendation – Refuse**

Site: **21 New Road, Shoreham**

Proposal: **Rear dormer**

Date of site visit: 24.02.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is located on the northerly side of New Road and comprises a modest two storey end of terrace property. The property is located within a row of six terrace properties which are uniform in appearance comprising smooth rendered painted exteriors with two storey bay window features to their roadside elevations and two storey projecting elements to the rear. The rear of the terraced properties face in a north-westerly direction and unusually their rear gardens are angled away in the opposite direction to the north-east. The application property has a single storey flat roofed extension to the rear and some of the other terrace properties within the row have added single storey extensions at the rear.

The site is located within the Shoreham Conservation Area and whilst the main views of the application property and other properties within this row of terraces are from New Road to the front some views of the row of terrace properties are possible from the north through Swanborough Court and between 6 and 8 Tarmount Lane.

This application seeks planning permission for the erection of a flat roofed dormer to the rear roof slope of the application property. The proposed dormer would measure 4.3 metres wide, 2.5 metres deep and 2.1 metres high. The external walls and cheeks of the dormer would be hung in plain tiles to match the existing roof of the property. Internally the proposed dormer would provide an additional bedroom within the roof space with the staircase abutting the northerly and easterly walls of the dormer.

Consultations:

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

Representations: No third party representations have been received.

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)

Planning Assessment

Principle

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

Visual amenity

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 proposed dormer extension would comprise a large box-like flat roofed extension that in terms of scale, design and appearance would dominate the modest rear roof slope of the terrace property. Discussions have taken place between the Case Officer, the Agent and the Applicant in relation to reducing the size of the dormer to a smaller dormer extension that would be set into the roof slope and appear more sympathetic to the existing terrace property. However, given the limited size of the roof space the Agent has confirmed that a larger dormer would need to be sought in order to provide an adequately sized room within the roof and space for the internal staircase. This is however not considered an adequate reason to justify approving a large flat roofed extension which does not relate sympathetically in terms of scale, design or appearance to the existing terrace property.

The application property is also located within the Shoreham Conservation Area and whilst the most visible aspect of the dwelling from the Conservation Area is to the front from New Road, it is worthy of note that views of the first floor levels and roofs of this row of terrace properties (11-21 New Road odds) are visible from Tarmount Lane between the buildings at Swanborough Court and between 6 and 8 Tarmount Lane. Views of the roof space of the application property are restricted due to the position of the application property on the end of the row of terraces and trees to the east of the dwelling within the garden of the easterly neighbouring property providing screening of

the roof space of the application property to the north. However, should the trees in the neighbouring garden be cut back or removed some views would be possible from Tarmount Lane between the northerly neighbouring buildings. When viewed from the north the proposed dormer would appear particularly prominent and out of keeping in terms of scale and appearance with the application property and would unbalance the modest proportion of the row of terrace properties. The proposed dormer extension would also have a negative impact on the visual amenities of the surrounding area and the character of the Conservation Area.

There is further concern that allowing the proposed dormer due to its limited visibility from within the Conservation Area would create a precedent for other terrace properties within the row to apply for similar roof extensions and these would be far more visible from between the buildings to the north in Tarmount Lane and have a greater visual impact on the character of the Conservation Area.

It is acknowledged that there are examples of front dormers on some of the terrace properties on the southerly side of New Road, most notable are on No's 26, 32 and 42 New Road. These dormers appear to be historic or to have been constructed without the benefit of planning permission as the planning histories do not show any planning applications being permitted for front dormers. It is also worthy of note that none of terrace properties comprising 11-21 (odds) New Road have extended with dormer extensions and therefore it is still considered that the proposed dormer extension would appear prominent and out of keeping with the application property, other terrace properties within the row and have an adverse impact on the character of the Conservation Area.

Residential amenity

The rear elevation of the application property is orientated to the north-west along with the neighbouring terrace properties to the west. The two rear facing dormer windows would serve a staircase and bedroom and they would overlook the rear gardens of the neighbouring terrace properties. The garden of the nearest neighbouring property to the west, No. 19 New Road would be mainly affected. There is already a degree of overlooking from the first floor rear windows of the application property to the westerly neighbouring rear garden and on balance the proposed rear facing dormer windows are not considered to cause any further harmful overlooking to the amenity of the westerly neighbouring occupiers.

Recommendation

REFUSE for the reason:-

The proposal is unacceptable in that the scale, design and appearance of the rear dormer extension would be unsympathetic to the modest proportion of the terrace property and would unbalance the appearance of this row of terrace properties (11-21 odds New Road). The proposed dormer would appear prominent when viewed from

Tarmount Lane to the north and would detract from the character and appearance of the Conservation Area, also making it difficult, if permitted, for the Local Planning Authority to prevent similar additions to other terrace properties within the row, the cumulative effect of which would detract seriously from the character of the Conservation Area. The proposal is therefore contrary to saved policies AB4 and AH7 of the Adur District Local Plan and the NPPF.

Informative

1. Proactive Statement - Refusal (discussion)

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

Case Officer: Rebecca Tier Date: 24th March 2015
Authorised by: Jo Morin Date: 24.03.2015