Development Control – Delegated Officer Report

Application Number: ADC/0053/09 **Recommendation – Refuse Application**

Site: **230 Harbour Way Shoreham-by-Sea West Sussex BN43 5HZ**

Proposal: **Raising of roof (by 1.1m) and north side dormer (to form rooms in roof)**

The Application

The site is located within the built up area of Shoreham Beach. A two storey dwelling, link detached dwelling within a row of 8 houses of matching design with asymmetric roofs. The property has hard standing to the front with some landscaping and a flat roof garage attached to the side. There is a first floor front balcony with glazed panels. The building has been previously extended to the rear with a glazed extension. Planning permission was granted in 1992 (SU/115/92) for various alterations and extensions including a glazed roof extension, this permission has since lapsed.

Permission is sought in this case to raise the height of the roof by 1.1 metres, both the southern lower roof slope and the main roof slope on the northern side of the building. Also proposed is a flat roof dormer to the northern roof slope. The dormer is proposed at 7 metres wide, 1.6 metre high and has a maximum depth of 4 metres. Also proposed is a velux in the southern roof slope, a window to the front elevation and a round window in the rear elevation. The extensions will provide two bedrooms and a bathroom at second floor level.

Relevant Planning Policies and Guidance

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development (ODPM 2005)

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. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential Amenity

The main properties to be affected by the proposal are no. 228 Harbour Way to the north and no. 232 to the south. The southern elevation of no. 228 comprises a lower level sloping tiled roof which joins the tile hung vertical wall of the main house. It is proposed that the flat roof dormer will face onto this elevation, with three windows serving the two bedrooms and the landing. It is not considered that this dormer and the increase in roof height will have any adverse impact on the residential amenities of the occupiers of the adjacent dwelling as there are no windows on the side elevation that will be affected in this case.

The northern elevation of no. 232 forms the main roof slope of the building, there are no windows in the roof slope and at first floor level there is a large landing window. There may be some loss of light to this window as a result of the increase in height of the building however as this window serves a landing it is not considered that this impact would warrant a refusal on these grounds.

Visual Amenity

The main issue in this case is the impact of the proposed development on the visual amenity and character of the locality. The extensions will result in an increase in over all height of the building to form a three storey dwelling that would be out of keeping with the design and scale of the adjacent buildings. It is acknowledged that Shoreham beach area as a whole comprises of an eclectic mix of properties varying in style, design and scale. However this particular row of 8 dwellings form part of an area of uniform character.

Although various minor changes have taken place and the row of dwellings are not all identical in appearance the over all roof form and height of the buildings remains consistent.

The applicant's agent has referred to other cases within close proximity to the site including loft conversions at 229, 228a Harbour Way and the previous approval at the application site. These sites are not within this row of matching properties and each of these applications has been considered upon its own merits and as each case differs there is no precedent set for this form of development in this case. In the previous approval at this site (SU/115/92) the glazed structure was above the main roof height however the main solid roof remained unchanged with the same height and gradient, following a consistent appearance when viewed within the row of buildings. The proposed second floor window to the front also contributes to the visual change in character of the building from a two storey to three storey dwelling, differing in scale and appearance from those buildings wither side.

Recommendation

REFUSE on ground that :-

1. The proposed alterations and roof extensions by reason of their height, scale and unsympathetic design would be out of keeping in scale and appearance with the existing building and its immediate neighbours and would detract to an unacceptable extent from the visual amenities of the locality, and thereby conflict with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7)

Case Officer.. [redacted] .....Date. 3/4/09.

PB 6/4