Development Control – Delegated Officer Report

Application Number: AWDM/0692/18 Recommendation – REFUSE

Site: 12 Fennel Walk, Shoreham-by-Sea, BN43 6JD

Proposal: Enlargement of existing front dormer

Date of site visit: 06.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a steep roofed, two storey semi-detached dwelling situated near the end of the cul-de-sac that is Fennel Walk. Fennel Walk is an open plan estate, and is constructed in the Radburn layout influence with roads and garages to the rear of the properties, and a grassed area with a footpath which leads to the front of the properties. The land to the rear of the property is slopping down and the garden has steps in order to negotiate the slope of the garden to the bottom. There is a gate at the rear that leads out to garages and parking within a cul-de-sac access road.

As the front garden is fairly level and there are no car access, the garden is being used for the children's swings.

The property is not within a Conservation Area nor is it a Listed Building and there are no protected trees on site.

There is an existing rear dormer which marries in with the neighbouring rear dormer at no. 11, and comes very close to the edge of the roof the other side. The other neighbouring property, no. 13 has a rear dormer indeed, rear dormers are a common feature in the street.

There is an existing front dormer which marries in with the neighbouring front dormer at no. 11. The side of the dormer comes out to approx. 7 rooftiles from the edge of the roof.

No. 16 has a second floor rear dormer, and so does another property at the end of the road.

Proposal:

The application seeks permission widen the existing front dormer by approx. 770mm, this will take the dormer to approx. 330mm from the edge of the roof.

The height and depth of the dormer will marry with the existing dormer.

Consultations: None

Representations:

Relevant Planning Policies:

Adur Local Plan 2016: Policy 15
Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area.

Visual Amenity

Front and rear dormers are the norm on the chalet style houses within the locality, with the rear dormers generally being wider than the front dormers. Also, they were constructed with the dormers on each of the semi-detached properties, which run as one continuous dormer, i.e. no break within the middle section.

The proposal to widen the front dormer closer to the roof edge, will imbalance the appearance of the pair of dormers and would be out of character with the other houses in the street. It would bring the dormer closer to the roof edge and would result in a more cluttered appearance to the detriment of the visual amenities of the locality and contrary to advice in the Council's DM Standard No.2.

Residential Amenity

It is unlikely that the neighbouring residential properties, no.'s 11 and 13 would be unacceptably affected by the widening of the front dormer, as no material overlooking, overshadowing or overbearing onto those properties will occur.

Recommendation

REFUSE for the following reason:

The proposal will imbalance the appearance of this pair of semi-detached dwellings and their dormers and would be out of character with the other houses in the street. It would bring the dormer closer to the roof edge and would result in a more cluttered appearance to the detriment of the visual amenities of the locality. It would therefore be contrary to policy 15 of the Adur Local Plan and supplementary planning guidance in the form of Development Management Standard No.2.

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: Eve Hearsey Date: 9 July 2018

Authorised by: Peter Barnett Date: 9 July 2018