



**Building
Regulations
Associates**

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**Design and Access Statement
Front Dormer Window and Rear Extension, 9 Rosslyn Avenue, Shoreham**



Application

This is a new application for a proposed dormer to the front elevation of number 9 Rosslyn Avenue and a single storey rear extension. The property is to the right in the photograph. The previous application AWDM/0724/25 was refused.

In terms of residential amenity, the ground floor rear extension is 3m deep and was deemed “acceptable and would not result in any harm” in the previous application. The proposed dormer was also stated not to have any adverse impact.

Purpose

The dormer window will serve to allow an internal alteration to create a much-needed bathroom on the first floor for the growing family of the current occupants. The house is not listed nor is it in a conservation area. Located near the town centre, the street has maintained its identity as a quiet residential area.



Street scene looking west

Site and Setting

This application seeks permission for a more modest front-facing dormer window seeking to address the visual problems leading to the previous refusal. The revised proposal is significantly reduced in scale due to the flat roof design. The dormer sits within the plane of the roof, avoiding the previously “cramped” junction with the projecting gable, and remains subordinate to the main roof structure.

Policies cited

The design has been guided by the cited requirements of Policies 1, 2 and 15 of the Adur Local Plan (2017) and the Supplementary No.2 'Extensions and Alterations to Dwellings' - NPPF December 2024.

The proposal represents a proportionate enhancement to an existing dwelling within the built-up area and supports the continued functional use of the property, consistent with the presumption in favour of sustainable development - Fundamental to the 2012 NPPF.

Its scale, siting and form respect the established character of the street and do not alter the settlement pattern, in accordance with Policy 2.

In relation to Policy 15, the revised dormer has been designed to achieve high architectural quality through improved proportion, and detailing. The dormer is centred within the right-hand roof slope, set back from both ridge and eaves, and finished in materials that match the existing dwelling, with matching brick slips and white framed glazing in accordance with 2.6.

The simplified flat-roof form avoids the visual clutter associated with the previously proposed pitched-roof arrangement and preserves the primacy of the original roofscape.

The proposal has also been assessed against Development Management Standard No. 2.

The dormer is in keeping with the appearance and scale of the host dwelling and does not over-dominate the front elevation. Its materials match the existing building, and its form respects the architectural period and character of the street. While front dormers do require careful consideration, the revised design is modest, visually recessive, and does not undermine the largely unaltered roofscape of Rosslyn Avenue.

Access to the property remains unchanged.

In summary, the revised dormer represents a sensitive and policy-compliant alteration that responds directly to the issues identified in the refusal of AWD/0725/25. It preserves the character of the dwelling and the wider street scene while providing a modest, but well needed improvement to the internal accommodation.

Local Precedents

1) Rosslyn Road



2) Gordon Road

