expires 29.3
~~first expiry 22.2~~

Development Control – Delegated Officer Report

Application Number: ADC/0022/10 **Recommendation - Refuse**

Site: **15 West Street Shoreham-by-Sea West Sussex BN43 5WF**

Proposal: **Front dormer (amendment to ADC/0299/09)**

The Application

The application relates to a mid-terraced Victorian house dating from 1847 located on the west side of the street. The site is located within the residential part of Shoreham Conservation Area opposite a number of early to mid 18C Grade II Listed buildings (No's 6-16), and the former Methodists Church (now Shoreham Club).

Permission is sought to amend a recent approval for a loft extension comprising two rear dormers (and a single-storey extension to the south side of the rear projection) (ADC/0299/09). Permission is now sought for a additional front dormer window that would be 1.3m in width, by 1.2m in height, by 1.5m in depth. The proposed dormer would have lead cladding and a traditional sash window design.

Consultations and Representations

Adur District Conservation Advisory Group: Object to front dormer due mainly to setting a president, as there are no front dormers except on corner property in this road. The likely future of a street full of dormers of all shapes and sizes is inappropriate for the conservation area.

Third Parties: The occupier of No.17 has no objection to the application.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
Shoreham-by-Sea Conservation Area Character Appraisal and Management Strategy (ADC 2008)
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies
There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 requires design and construction

materials be of a high standard within such area, whereas Policy AH7 of the Local Plan, relates more generally to extensions and alterations to dwellings, and states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and that they should be sympathetic to the original dwelling.

Supplementary Planning Guidance in DC Standard No. 3 'Extension and Alteration to Dwellings' states that extensions and alterations to dwellings in conservation areas should respect the special characteristics of an area (part 2.7 a), and that in some locations, front dormers may not be acceptable if for example they would spoil the special character of a Conservation Area (part 3.12)

Shoreham-by-Sea Conservation Area Character Appraisal states that glimpses of development through narrow streets or between buildings (off of High Street) are an important part of the area's charm (pg17). Front roof dormer windows do form interesting features in a number of unique historic buildings, however in more uniform terraced development, roof lights have been inserted into many roof spaces as a less obtrusive feature. (pg 21)

Visual amenity – character of Conservation Area

The site is identified as being part of the residential part of the Conservation Area, away from the commercial areas such as High Street, where there are examples of roof dormers. The High Street shows more examples of dormer windows due likely to the historical pressure for additional habitable accommodation above the ground floor shops and other commercial premises, and it is considered that they are a more appropriate feature in this location. It is not considered that the dormers in High Street set a precedent for the residential areas which have an altogether different character and scale of dwelling.

The proposed front dormer does comply with the standards of Development Control Standard No.3, in that it is well proportioned, set down from the roof ridge, and well away from the eaves level. However the street as a whole, as with many of the other residential roads which are perpendicular to the High Street, is characterised by a series of terraced houses, none of which have front dormer windows.

The application house sits within a terrace of dwellings from a similar age, where there is a consistency between eaves levels and roof ridges. The only vertical forms interrupting the roof planes (on the west side) are the firewalls and chimney stacks of each of the individual dwellings. The general appearance of the street is of a series of well kept two-storey houses, original in scale and appearance, and it is this quality which is considered to make up the areas specific charm and character.

There are some examples of roof dormers within the north / south running residential streets of the Conservation Area, however as described in the

Character Appraisal document they do tend to be original features on the more historically significant buildings, rather than more recent additions.

Consequently it is considered that the proposed dormer would form an obtrusive feature that would be unsympathetic to and detrimental to the special character of the Conservation Area.

Residential amenity

The proposed front dormer would not have an adverse effect on the privacy, outlook, or sunlight available to the neighbouring dwellings.

Recommendation

REFUSE for reason that :-

The proposed dormer is unacceptable in that it would form an unduly obtrusive feature that would be unsympathetic and detrimental to the character and appearance of the ~~surrounding~~ Conservation Area, and would make it difficult, if permitted, for the Local Planning Authority to prevent similar additions to other dwellings the cumulative effect of which would detract seriously from the character and appearance of the Conservation Area. It would therefore conflict with the policies of the Adur District Local Plan (AG1, AB4, AH7)

Case Officer: [redacted] RB 18/2/10
Date: 18.02.10