Expiry 14/05/07

Development Control – Delegated Officer Report

Application Number: ADC/0150/07 **Recommendation - Permit**

Site: **9 New Barn Road Shoreham-by-Sea West Sussex BN43 6HN**

Proposal: **Rooms in roof (with part-hipped side gable and front and rear dormers)**

The Application

The application site is located on the western side of New Barn Road. The site contains a single storey semi detached dwelling with a hipped roofed ground floor extension at the rear and a single garage at the end of a shared driveway with the neighbouring property. The roof line of the existing dwelling is generally hipped but has a small gable feature at the top near the ridgeline.

The applicant proposes to extend the roof space to create a full gable end on the south side elevation. Dormer windows are also proposed in both the front and rear elevations. The front dormer is proposed to be 2.7 metres wide, 1.9 metres high and 2.6 metres deep. The rear dormer is 4.4 metres wide, 2.0 metres high and 2.5 metres deep. The development will provide two additional bedrooms and a bathroom in the roof space.

The application is now based on an amended plan. The original plan was to extend the roof to create a part-hipped gable end with front and rear dormers. The part-hipped gable has been amended to a full gable as the part hip did not appear to be in keeping with the unique design of original dwelling and inconsistent with the previously extended semi-detached pair. Amendments have also been made to the rear dormer to set it back further off the rear wall.

The street scene is made up predominantly of pairs of semi-detached bungalows of a similar character to that on the application site. There are many front and rear dormer windows in the street, with flat roofs, including the attached dwelling at No. 11 (SU/151/95). The unique roof line of the application dwelling is repeated on most of the pairs on the western side of the road, although there have been some extensions made. The attached dwelling, No. 11 has extended its roof in a unique design, with a resulting part gable – part hipped roof line (SU/151/95). Other dwellings in the row, Nos. 19 and 21, have extended out to full gable ends (SU/134/97) and (SU/126/89). Also on the street, originally hipped roofs have been extended to part hipped gable ends at Nos. 1 (SU/180/02) and 16 (SU/99/04).

Consultations and Representations

No comments or representations were received in relation to this proposal. NB: All originally notified neighbours were re-notified following the amendments made to the plans.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
An extension of the roof line of the dwelling is acceptable in principle as there have been a number of roof extensions already in the street to semi-detached dwellings.

The originally proposed roof extension was for a part hipped gable end. While these style roofs are usually considered acceptable in appearance when matched with an ordinary hipped roof, in this case it is complicated by the extension already undertaken at No. 11 which is a very unique design comprising a part gable end and part hipped roof. It was considered that the combination of these two very different roof lines on a single building would be unbalanced and awkward. While there are two part hipped gable extensions in the street, these are both on dwellings originally with ordinary hipped roofs.

As an alternative, it was suggested to the applicant that a full gable end might be more acceptable and the plans have subsequently been amended to provide this. While the pair of dwellings will still appear unbalanced, the use of a full gable is more respectful of the original roof line of the building and appears more consistent with the design of its semi-detached pair. An extension to a full gable end has been undertaken at No. 19 (SU/134/97) which originally had the same style roof to the application site. Its semi-detached pair, No. 17, retains its original roof line to date. The appearance of this pair is not considered to be such a significant mismatch as to adversely affect the character of the street scene.

The proposed front dormer window is considered to be appropriate in scale for the size of the dwelling and its dimension and design are almost identical to those of the dormer on the attached dwelling. A flat roofed dormer on the front elevation will not be an out of place feature within this street scene, given the prevalence of these already in the street.

The rear dormer window is of an appropriate scale for the size of the roof space and set well down from the ridgeline of the building. The depth has

been reduced slightly from what was originally proposed as it appeared to be 'box like' and sitting on the roof of the rear extension. The amended dormer has been set back further from the rear wall and is now considered acceptable in appearance and in accordance with the DC Standard guidelines.

Effects on Neighbours
The neighbouring property which is most likely to experience effects from this development is the dwelling to the south, No. 7. This dwelling is detached from the application site, separated by a shared driveway of approximately 3 metres and set slightly down hill.

The side elevation contains two facing windows towards the rear of the building. It is not anticipated that the roof extension will result in a significant loss of light to these windows or an unacceptably unpleasant outlook. As the application dwelling is located to the north of the neighbouring dwelling, there will be no additional shading.

One window is proposed in the side elevation of the gable end, which is a bathroom window which the applicant proposes to obscure glaze. It is considered that this is sufficient to prevent any overlooking. The windows in the rear dormer face over the applicant's own rear garden, with the dwellings to the rear over 70 metres away and not visible due to intervening trees.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C14Ai ... 23 April 2007 ...
   Reason: ... policies AG1, AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.
3. C12Ei
4. C18Ci ... south side elevation of the gable extension ...

Case Officer: .....

Date: 8/05/07 ..... 10/5/07