Expiry 15/05/07

Development Control – Delegated Officer Report

Application Number: ADC/0153/07 Recommendation - Permit

Site: **106 Greenways Crescent Shoreham-by-Sea West Sussex BN43 6HQ**

Proposal: **Additional rooms in roof (with part-hipped side gable and hip-roofed front and rear dormers) and rear conservatory**

The Application

The application site is located on the southern side of Greenways Crescent. It contains a semi-detached dwelling, with rooms in the hipped roof and a flat roofed rear dormer window.

The applicant proposes to create extra room in the roof space through the enlargement of the hipped roof into a part hipped gable end. The existing rear dormer will be removed and replaced with a hipped roof dormer of the same width (3.2 metres). A dormer of the same design and scale will also be installed in the front elevation of the roof. Finally, a glazed conservatory is proposed at the rear of the dwelling adjacent to the boundary with the attached property.

The streetscape consists predominantly of pairs of semi-detached dwellings, with terraced dwellings further to the west. A significant number of the original bungalows have had rooms installed in the roof space and the street now contains a large number of roof extensions and front and rear dormers (predominantly of a flat roofed design). Many also contain small single storey rear extensions.

In the general vicinity of the application site, other semi-detached dwellings which have been extended from a hipped roof to a part-hip gable end include Nos. 92 (SU/35/01), 102 (SU/5/03), 104 (SU/144/04), 116 (SU/68/94), 159 (SU/44/02) and 163 (SU/50/00). Flat roofed front and rear dormers have been added to Nos. 88 (196/05), 90 (SU/33/97), 102, 104, 116 and 163 (as part of the applications above). Front and rear dormer windows with hipped roofs similar to that proposed have been constructed at No. 92 (as part of SU/35/01).

Consultations and Representations

No comments or representations have been received in relation to this proposal.

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
The enlargement of the roof space into a part-hip gable end will have an unbalancing effect on the pair of semi-detached bungalows as the attached dwelling (No. 108) retains its original hipped roof line. However, this style roof is consistent with a number of other dwellings which have been extended in the street (as noted above) and will not have a detrimental effect on the character of the street scene. The inclusion of a part hip in the gable end is an appropriate design to maintain some degree of symmetry to the semi-detached pair.

The front dormer window is of a hipped roof design which is considered to be a more attractive addition to the street scene than the large number of flat roofed dormers already in existence. The scale is appropriate for the size of the roof space. The ridge of the dormer is set down 200mm from the main ridge of the dwelling which is considered acceptable and consistent with the placement of the front dormer at No. 92.

The proposed rear dormer window will replace an existing dormer. The existing dormer is 'box' shaped, 3.2 metres wide and 2.4 metres high and sits low in the roof, extending right out to the rear wall of the dwelling. The proposed hipped roof dormer will also be 3.2 metres wide but will be set higher in the roof and set back well off the rear wall. The dormer is located centrally in the extended roof space and set down from the main ridgeline of the dwelling as per the front dormer. As such, the appearance is considered to accord to the Council's standards.

The proposed rear extension is a relatively standard small scale conservatory design and has an acceptable appearance.

Effects on Neighbours
The extended roof line mirrors an extension already undertaken at the immediately neighbouring property to the west, No. 104. The two dwellings are located side by side on their sites and separated by a shared driveway approximately 4 metres wide. The extension is not considered to result in any significant effects on the outlook or access to sunlight for this property.

Two windows are proposed in the side elevation looking towards No. 104, which are a bathroom window and a hallway window. At the site visit, the applicants advised that they proposed the bathroom window to have obscure glazing and the hall way window to have clear glazing. This is identical to the

existing facing windows at No. 104, except that the style of glazing will be inverted so that the clear glazed window will face an obscure glazed window and vice versa. While it is not considered that clear glazing of a non-principal window in a hallway would result in a significant loss of privacy for the neighbouring dwelling, it is noted that a condition was imposed on SU/144/04 requiring that both first floor windows were to be obscure glazed. While it appears that this condition is not being adhered to in respect of the hallway window, this issue can be dealt with through enforcement if necessary. To be consistent in decision making, it is recommended that a condition is placed on this approval requiring both first floor windows to be glazed with obscured glass.

The two dormer windows are not considered to result in any adverse overlooking, as the distance between these and the dwellings across the street and to the rear far exceeds the 22 metre standard.

The conservatory has a depth of 3 metres but is located adjacent to an existing rear extension of the same depth on the attached property. The conservatory does not project past the front wall of the neighbouring extension and is therefore not considered to result in any adverse effects on the amenity of this site.

Effects on the Site
The site has an existing rear garden over 30 metres in length. This will not be reduced by the proposed conservatory as it will be located entirely on an existing paved terrace.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C12Ei
3. C18Ci (amended)
   The first floor windows in the west side gable extension ...

Case Officer: .....

Date: 16/04/07