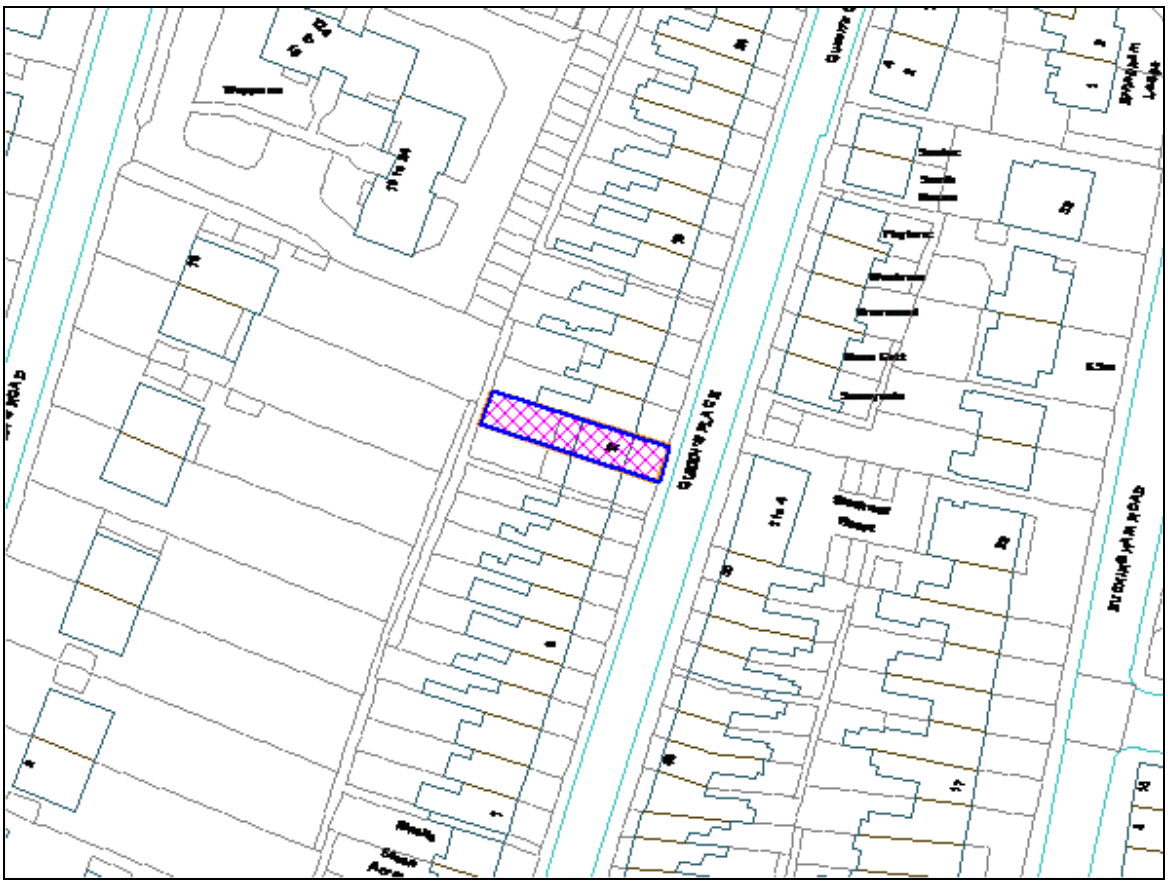
Application Number: AWDM/0147/16 **Recommendation – APPROVE**

Site: **12 Queens Place, Shoreham-by-Sea**

Proposal: **Amendment to increase roof of permitted rear dormer to west elevation (re-submission of AWDM/1552/15)**

Applicant: Mr Stephen Chadwin Ward: St. Nicolas
Case Officer: Matthew Porter



Not to Scale

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Proposal, Site and Surroundings

The proposal is for a flat roof rear dormer, to measure 2.3 metres in height, 3 metres in length, and 4.5 metres in width. Its walls are to be tiled hung, with white UPVc windows.

This application follows an earlier planning approval for a near identical rear dormer (AWDM/1552/15 refers). In negotiations, it was agreed to lower the dormer flat roof by

10cm. The planning agent says it is now apparent the internal height is unworkable, which would give a finished ceiling height of 1.8-1.9 metres maximum.

This revised application seeks a return to the original height, which means the dormer flat roof would be built straight off the existing ridge height.

Queen's Place is a quiet residential street, just north-west of Shoreham train station. It has a pleasant tree-lined character made up of mostly of two-storey Victorian terraces, some with basements. These older buildings have shallow front bays with front boundary walls. The application property is one such mid terrace dwellinghouse, two-storey with a basement. There is an existing conservatory at the rear.

The site is within the Shoreham Conservation Area, in the sub-category Character Area *Residential Areas (north)* identified in the Council's Supplementary Planning Guidance Appraisal.

Relevant Planning History
AWDM/1552/15
Rear dormer
Approved Conditionally 21-12-2015

Consultations
Southern Water: No objection
Adur District Conservation Advisory Group: Awaited

Representations (summarised)
Objections received from occupiers of 11 & 14 Queens Place, 16 Ravens Road: *Note with dismay first application approved, despite objections. Original application for even higher structure initially rejected. Unsightly and inappropriate construction in midst of small, narrow, traditional Victorian homes treasured and admired. Overwhelming intrusion into privacy of neighbours. Will overlook. Overbearing, aggravated by prominent dark colour of tile-hung dormer. Insufficient clear information on which to make a judgement. You will be setting precedence for anyone to request extensions that are outsized for the property. Why did applicant not request actual size of dormer they wanted first time around? One can't help but feel had applicant asked for size of dormer they are now requesting that planning would been rejected. Original approval stated dormer windows same size as others in street. Not in keeping. Mistake to approve dormers further down road. Would neither preserve nor enhance original 150 year old buildings. Irreversible and blight on classic nature of our street. Shape and proportion not sympathetic. Would occupy nearly whole width of dwelling and angles hostile to shape of terrace, radically distorting appearance of rear elevations. No. 12 is by small but noticeable degree higher than other terraced properties in street. Overshadowing. Design and additional height certainly not enhance the retention of traditional features through the area. The terraced home of Queens Place are definition of a traditional, indeed historic design.*

Relevant Planning Policies and Guidance
National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7, AB4

Relevant Legislation

The Committee should consider the planning application in accordance with Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise. The Committee should consider the application in accordance with Section 72 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Planning Assessment

Principle

Upgrading of housing stock is acceptable in principle, subject to satisfying the statutory test for development in a Conservation Area.

Visual amenity and Heritage Assets

The National Planning Policy Framework (NPPF) sets out Government policy toward determining applications involving 'designated Heritage Asserts' (Conservation Areas included). The NPPF has significant weight as a material planning consideration where saved local plan policies are out-of-date.

The NPPF requires account is taken of the desirability for sustaining and enhancing the significance of a Conservation Area, and new development to make a positive contribution to character and distinctiveness. This reflects the statutory test set out in primary legislation.

Paragraph 133 states where a proposal will lead to substantial harm to or total loss of significance of a Conservation Area, consent should be refused.

So the test is whether the proposal is treated as either substantial harm or less than substantial harm (accounting for the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole).

Significantly, para 138 states when considering impact on the significance of a Conservation Area, not all elements of a Conservation Area will necessarily contribute to its significance.

Shoreham Conservation Area covers a wide area (29 hectares). The Council's adopted Supplementary Planning Guidance Appraisal for the Conservation Area acknowledges the area's varying character within its boundaries, and that certain areas have more conservation value than others; it is the Historic Core that contributes most to its significance.

In the appraisal, Queens Place falls within the character area "*Residential Areas North of the Historic Core" (Southdown Road, Mill Lane, Queens Place, Ham Road)*. In comparison to the Historic Core, this character area makes only a marginal contribution to conservation significance (it is separated from the main core of the conservation area by the railway line). The appraisal text refers to its value being principally derived from its original street layout and plot form, front garden walls and street trees.

Moreover, the back of the properties along Queens Place are mostly hidden from public view, reducing the public perception of the conservation value of this street further still (No. 12 is concealed behind 14 & 16 Raven's Road).

Given this circumstance and the limited conservation value of the rear of the properties along this street afforded by the Council's appraisal, the new dormer would have only a marginal impact on the special qualities of the Conservation Area as a whole – hence its established character and appearance would be preserved. The statutory test would therefore be satisfied.

Turning to more general visual impact, the dormer would be large. However its size, scale and design are comparable to the rear dormer approved and built at No. 7 Queens Place in July 2014 (planning permission AWDM/0800/14 refers). This dormer has been built at maximum height, i.e. straight off the existing ridge line.

There are only four properties between Nos. 12 and 7, and the dormer at no. 7 is in easy view of the rear garden of no. 12. This recent approval was judged acceptable under the current planning policy regime. Additionally No. 8, the building next door, exhibits another dormer comparable to the proposal.

It would be very difficult indeed to now justifiably argue a further dormer that is comparable to those at Nos. 7 and 8 could be out of keeping - those existing dormers have now set an established pattern for built form in the shape and scale of dormers at the rear of properties along Queen's Place (at least in the immediate building row).

In setting out this position, it is important to note that all these properties are mid terrace. The argument would not apply equally to the end of terrace properties, where the rears of properties are more visible from public viewpoint - and therefore the impact on the Conservation Area would be more marked.

The new dormer fenestration matches that of the main house, which is more elegant that the casement windows on the dormer at No. 7. The proposed window design also helps break up the visual mass of the new dormer. Its bottom edge is set off from the eaves. The suggested hanging tile exterior would help assimilate the dormer into the same tone as the existing roof.

Given this circumstance, the proposal would not conflict with the saved policies of the Adur Local Plan in so far as these relate to design and visual impact and Heritage Assets.

Residential amenity

The neighbours principally impacted upon by this development are those either side and at the rear.

There is substantial separation distance between the dormer and the neighbouring rear buildings. The dormer would be situated above eaves height, and neither neighbouring building to each side has roof lights in their respective rear roof slopes. Consequently, adverse overbearing and overshadowing would not result.

Gardens and habitable rooms of these neighbours already experience mutual overlooking from neighbouring buildings. The severity of overlooking would be made no greater than at present - intrusive and unacceptable loss of privacy would not result.

Recommendation

It is considered the very marginal increase in dormer roof height involved (10cm) has not materially altered the previous acceptability of the new dormer. Having regard to the previous approval, therefore, it is not considered that there any grounds to resist this revised proposal.

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Exterior materials to match colour of roof tiles
4. Notwithstanding “pd” no windows/openings in side elevations