P.E 9/8/07

Expiry 4/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0417/07 **Recommendation – Permit Application**

Site: **131 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HB**

Proposal: **Loft conversion including dormers to front and rear**

The Application

The site is located within Old Fort Road, Shoreham Beach within an area allocated in the Adur District Local Plan as built up area. The property is currently a two storey, gabled roof building. The eaves on the eastern side run down to single storey level and there is a flat roof dormer window to the front. The rest of the building is tile hung at first floor level with a balcony. There is parking to the front of the dwelling with a low level front boundary wall and a small conservatory to the eastern side of the building.

To the side, east of the application site is a two storey hipped roof property and to the west is a property of identical design which has been altered at the front by adding a carport and a flat roof dormer to provide a third storey. Permission is sought to add a similar dormer to no. 131 Old Fort Road and a matching dormer to the rear. The dormers are 9 metres wide with a maximum height of 1.2 metres and maximum depth of 1.8 metres. Three windows are proposed to either end and the middle of the dormer, the front and sides of the dormers to be tile hung. The proposed dormers will provide space for a third storey, accommodating a bedroom and ensuite bathroom.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed front dormer will be clearly visible within the street scene, however it is considered that the design and scale is appropriate and respects the character of the existing building. The proportions of the window sizes match the existing flat roof dormer. The dormer is central within the roof slope and does not dominate the existing building.

The rear dormer is not directly visible within the street scene however it is visible when viewed from neighbouring properties either side and to the north. However this dormer matches the proposed front dormer and therefore relates to the character and scale of the existing building. It is not overly bulky or prominent, it is in scale with the existing building.

The adjacent property to the west no. 129 Old Fort Road was originally an identical design to no. 131, however as mentioned some changes have taken place which have changed the appearance of this property. As existing no. 129 has a front dormer of the same dimensions of the proposed dormer. However this existing dormer only has two windows at either end. The applicant seeks consent for a dormer with matching dimensions however a third window is proposed at the centre, it is stated by the applicant that this will make the dormer more in keeping with the proportions of the existing building. This variation is accepted it is not necessary to match the two buildings exactly as there have been changes to each building over time which have made them no longer identical, and this adds to the eclectic mix of buildings within this locality.

Residential Amenity

The main properties to be affected in this case are nos. 129 and 133 Old Fort Road either side of the application site and no. 20 Fowley Close to the rear. The proposed dormers face to the front and rear and therefore will create no additional over looking to either side of the site. No. 20 Fowley Close is at a right angle to the application site and therefore the rear dormer will overlook the rear garden of this neighbouring property. There will be no direct overlooking to this property and therefore no adverse impact in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)

Case Officer..... Date 9/8/07

CS 21/8/07