# Development Management - Delegated Officer Report

**Application Number: AWDM/0508/18 Recommendation – REFUSAL**

**Site: 28 East Meadway, Shoreham-By-Sea**

**Proposal: Room in roof with increase in height of front ridge and extension of hip to gable, addition of dormer to east elevation and two roof lights to west elevation.**

**Date of site visit: 14th May 2018**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application site is a semi detached bungalow on the north side of East Meadway, Shoreham Beach. The bungalow forms the eastern building of a pair of originally matching bungalows with simplistic hipped roof form with wide front gables. The boundary treatment to the front differs between properties along with fenestration detailing. The application site has had an existing loft conversion with a hip to gable addition and velux roof lights and rear dormer. Despite this development the main form and design of the pair of dwellings remain and the matching front gables remain the dominant, symmetrical features.

Consent is sought to raise the ridge of the front gable projection and add a side dormer extension to the eastern side of the gable. A sloping roof dormer up to the new ridge height is proposed with two small windows proposed. Two rooflights are proposed along the other side of the gable facing west and a window facing south within the gable projection. The proposal will allow for use of the roof space within the gable with the provision of a master bedroom and ensuite.

## Representations

1 email representation received from owner/occupier of 116 Old Fort Road stating that there was no plan to identify the application site. They were neither objecting to nor supporting the application.

Case officer attempted to email site plan for clarity and the email address was incorrect so could not make contact. Site/block plan on website.

## Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

## Planning Assessment

**Principle**

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

**Visual amenity**

It is acknowledged that the street scene comprises of properties of varying design and scale with differing use of materials and design features such as dormer window extensions and front balconies all contributing to the variety and character of the street scene.

However in this case the uniform character of the pair of dwelling is considered to be of significance. The changes to the front gable will remove the main matching feature of this pair of bungalows. The pair is considered in this case for the purpose of visual amenity and character as one building, therefore the works will be detrimental to the form and appearance here. The dormer also contributes significantly to this detrimental impact and loss of symmetry. Also within its own right it represents a poor form of development being overly large, prominent, high in the roof slope with the position and size of windows contributing further to its obtrusive appearance.

The proposed front window in the gable projection further exacerbates the changes to the simplistic form and appearance of the building and its symmetry.

**Residential amenity**

It is not considered that any of the development will give rise to an impact upon residential amenity with regards to overlooking, loss of light or privacy. The increased height is adjacent to a blank side wall of a larger two storey dwelling. The roof lights and windows in the dormer will not overlook. The front window faces onto the street and therefore would not result in any additional overlooking than already exists that the front of properties within a street such as this.

**Recommendation**

**REFUSE**

1. The proposed increase in gable ridge height, side dormer and front window are unacceptable in that they do not relate sympathetically in design, form and scale with the existing pair of semi detached dwellings and the development will impact detrimentally upon the general symmetrical character of the pair. The dormer is overly large, dominant and an alien feature within the street scene. The development therefore conflicts with policy 15 of the Adur Local Plan 2017, DM Standard No.2 ‘Extensions and Alterations to Dwellings’ and the relevant paragraphs of the NPPF.

**Is recommendation contrary to letter(s) of representation? N**

Proactive with discussion no resolution.

Case Officer: Hannah Barker Date: 12th June 2018

Authorised by: Peter Barnett Date: 12 June 2018