Expiry Date - 11/04/2012

# Development Control – Delegated Officer Report

**Application Number: AWDM/0202/12** **Recommendation – APPROVE**

**Site:** **10 Shingle Road Shoreham-By-Sea West Sussex BN43 5RH**

**Proposal:** **Proposed increase in length of the side elevation dormer as previously approved under ADC/0001/11**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to a detached bungalow located on the eastern side of Shingle Road, directly opposite Shoreham Beach Primary School, 40 metres to the south of the junction with Harbour Way.

The dwelling has previously been extended with rooms in the roof with new pitched roof and rear extension (SU/93/02), and ground and front/south side extension and first floor front gable extension with front balcony (SU/166/04). Permission was also refused in 1999 for an additional storey to enlarge the bungalow into a house (with rear roof terrace on south side and additional access at front), (SU/53/99). Reasons for refusal:

1. *Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would give rise to an unneighbourly form of development which would be detrimental to the residential amenities and environment of the locality, resulting in loss of light, loss of privacy and an overbearing effect on adjoining dwellings, and conflicting with the policies of the Adur District Local Plan.*
2. *The proposed extension, by reason of its excessive size and unsympathetic design and proportions would detract to an unacceptable extent from the visual amenities and residential environment of the locality.*

The refused application proposed a full second storey across the whole of the footprint of the dwelling. It would have resulted in a ridge height of 8.15m with a north side flank wall of 5.4m. There would have been a south and east side facing roof terrace with two-storey flat-roofed element on the south side.

Further permission was granted in March 2011 for a first floor extension by means of raising the roof on the northern side of the bungalow with a south side dormer, to create a two-storey, five bedroom dwelling to provide adequate family accommodation for a disabled child, ADC/0001/11.

The current application seeks permission to increase the width of the side elevation dormer as previously approved under ADC/0001/11. The dormer as approved is 2.7 metres wide, 2.2 metres high and projects by 3.8 metres. Consent is sought to extend the dormer to 8.4 metres in width. The applicant requires this space for additional head room for the staircase and to enable a future lift to be fitted to accommodate their family needs.

Directly to the north is no. 12 the southern half of a pair of semi detached houses, sited in front of the building line of the application property. To the south is No. 8 a detached chalet style bungalow. This bungalow is currently undergoing considerable internal and external modification with extension and alterations as approved under AWDM/0323/11 these works include a single storey front extension, single storey west side extension with roof terrace and tiled rear sloping screen roof and enlarged rear (north) dormer.

**Representations**

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

**Relevant Planning Policies and Guidance**

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
National Planning Policy Framework – CLG March 2012

**Planning Assessment**

***Principle***

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states, amongst other things, that dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level and should not project as far as the walls of the house.

The National Planning Policy Framework states that: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

***Visual amenity***

The approval at no. 8 Shingle Road has resulted in the construction of a dormer window facing north towards the application site of 9.7 metres wide and 2.35 metres tall with four small windows. This dormer is of similar scale and relationship with the roof slope as the proposed dormer at no. 10. The existing dormer was considered to be acceptable in the context of the other alterations to the property.

When viewing the application site from the surrounding area the proposed dormer will be a clearly visible within the street scene. Having said this, flat roof dormers are a common feature within the vicinity of the site and in principle this would not be out of keeping. Some views of the dormer will also be screened to some degree by no. 8 to the south.

It is considered on balance that in the light of the existing dormer at no. 8, the relationship between the buildings, the character of the surrounding street scene and the applicant's needs that the dormer is acceptable.

***Residential amenity***

The dormer will face onto the rear elevation of no. 8 Shingle Road the windows in the dormer will be conditioned to be fitted with obscure glazing and have top opening fan lights only to limit any loss of privacy to the neighbouring bungalow.

**Recommendation**

**APPROVE** for the reason:-

Although the proposed enlarged dormer would have a dominant impact on the street scene, it is not considered that this would be significantly detrimental to the character and appearance of the surrounding area and on balance, having special regard to the need to provide suitable living accommodation for a disabled person, it is considered that permission should be granted.

**Subject to Conditions:-**
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the

existing building unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and to comply with saved AH7 of the Adur District Local Plan.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing no. C692-3 Rev H - received 15th February 2012
Drawing no. C692-4 Rev F - received 15th February 2012

Reason: -For avoidance of doubt and in the interests of proper planning.

4. The windows in the dormer hereby permitted shall at all times be glazed with obscured glass and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and shall not subsequently be altered in any way.
Reason: - To prevent overlooking and to comply with Policy AH7 of the Adur District Local Plan.

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 28th March 2012

Authorised and signed by [redacted] Date: 28/3/12