Application Number: ADC/0172/08 Recommendation – APPROVE

Site: 85 Eastern Avenue, Shoreham-by-Sea BN43 6PE

Proposal: Roof extension (side gable) and rear dormer

The Application

This application was deferred at the last meeting. Taking account of the existing extensions to other roofs in this row of houses backing onto the school grounds, the Committee did not accept the recommendation of refusal. Members were minded to accept the proposals in principle subject to negotiation with the applicant to improve the appearance by securing some reduction of the size of the rear dormer.

The flat-roofed rear dormer was proposed to be 4.6 metres wide and 2.3 metres high but the applicant has now agreed to amend this to 4.1m wide and 2.1m high.

The side of the roof is proposed to be extended to a gable. The very small 'barn' hip originally proposed is to be deleted. Two rooflights are proposed on the front elevation, with a side window in the gable.

Consultations and Representations

Third Parties: 6 letters of support have been received from residents in Adur Drive, Hammy Close, Chanctonbury Drive, Crown Road and Fairfield Close, Shoreham (NB. none in the vicinity of the application site). The following comments are made:-

- The extension will be almost identical to the recently built extension at No.95 Eastern Avenue.
- There are many other examples of this form of roof extension in Shoreham which do not look out of place.
- The extension would balance the appearance of the house with its neighbour at No.83 and is well designed and not harmful to the appearance of the house or surrounding area; and
- It is required to meet the needs of a young family.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:-
Development Control Standard No. 3 'Extension and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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 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.
DC standard No.3 'Extensions and Alterations to Dwellings' states dormers should not be so large that they over-dominate the dwelling, resulting in a top-heavy box-like appearance. A large amount of the original roof should be clearly visible. Roof extensions should respect the scale, character and appearance of existing dwellings. The extension of a hipped roof into a gable end on a semi-detached dwelling would not usually be considered favourably, especially in the case of a two-storey house. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential Amenity

The proposed dormer and side gable would not have an adverse effect on the amenities of the occupiers of any neighbouring properties. There are no dwellings to the rear to be overlooked and the side window in the gable could be conditioned to be fitted with obscured glazing to prevent any overlooking of the property to the south. The roof extensions would not cause loss of light or overbearing impact.

Visual Amenity

The proposal as submitted was considered by officers to be contrary to the above DC standard as the proposed rear dormer would overdominate the rear roof slope and the side gable would result in loss of symmetry between the pair of semi-detached houses.

However, the Committee felt that the other examples of roof extensions in the vicinity (built under 'permitted development rights') had already substantially changed the character of this row of semi-detached houses and resulted in loss of symmetry.

Following the deferral, the applicant has agreed to a small reduction in the size of the rear dormer and also to omit the diminutive and over fussy feature of the 'barn-hip' from the proposed side gable. Overall, this increases the proportion of sloping roof relative to the dormer and improves the appearance.

Recommendation

Subject to receipt of satisfactory amended plan,APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C14Ai (Permission relates to amended plan)
3. C12Ei (External materials to match existing unless otherwise approved)
4. C18Ci (Obscure-glazing of side window in gable) (amended)

.....