Expiry: 31/7

Development Management - Delegated Officer Report

Application Number: AWDM/0724/25 Recommendation – Refuse

Site: 9 Rosslyn Avenue, Shoreham

Proposal: Proposed first floor dormer to front elevation. Single storey rear extension to replace conservatory.

Date of site visit: 4/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war house on the east side of the road adjacent to an alleyway. The houses are set back from the road behind a wide grassed area. One of 14 similarly built houses in this road, there are others on Gordon Road, to the south and Gordon Avenue to the east. These houses have a distinctive style with their prominent paired gables and hipped main roof with front catslide detail. There is some variation at roof level with some having side windows set into the eaves, as No. 8. The application site has been altered by adding a shallow bay window to the front ground floor and a pitched roof canopy to the front door. Otherwise, these properties have matching brick facades.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk.

Planning permission is sought to add a pitched roof dormer to the front elevation to enable the relocation of the family bathroom to the first floor and in its place at ground floor a utility room/WC. A singe storey rear extension in place of the existing conservatory is also proposed.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

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'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

The ground floor rear extension is 3m deep which is less deep than the existing conservatory. It is acceptable and would not result in any harm.

The dormer proposed would also not have any adverse impact on the living conditions of any neighbouring residents.

Visual amenity

Policy 15 of the adopted Adur Local Plan states that:

Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.
Development should:
• Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, etc.
• Make a positive contribution to the sense of place, local character and distinctiveness of an area;

It goes on to say:

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's ***adopted*** *Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.*

Development Management Standard No.2 "Extensions and Alterations to Dwellings includes the following paragraphs relevant to the determination of this application:
'The appearance

2.5 The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing

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dwelling and the street scene generally. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.

2.6 The following principles should also help to ensure that the criteria discussed able are met:
• Extensions should generally respect the architectural period and style of the existing dwelling and the area.
• External construction materials should usually match in colour and texture the materials of the existing dwelling.
• On a dwelling with a pitched roof, extensions should also have a pitched (or lean-to) roof if they are visible from the street, from a public place, or are two-storey extensions.'

In respect of Dormers and Roof extensions it says:

3.12 In some locations, front dormers may not be acceptable if for example they would spoil the special character of a Conservation Area or if there are currently no other front dormers present in a particular street scene.

3.14 Where permission is required, roof extensions should respect the scale, character and appearance of existing dwellings.

The houses in Rosslyn Avenue are unaltered from the front at roof level other than a couple with a single rooflight. This is true of the houses in Gordon Avenue and all but one of the same houses in Gordon Road. Their character is unspoilt.

The hipped roof dormer proposed would sit between the projecting gable and outside edge of the catslide roof in a cramped arrangement. It would detract from the original character of this front roofslope. It would be harmful to the appearance of the house itself and to local distinctiveness.

The applicant was invited to consider whether a side eaves style window, or similar, would achieve the same space but has declined to do so.

The front dormer added to No. 118 Godon Road is flat roofed. It was approved back in 1991 before the current Local Plan or Development Management Standard No. 2 were adopted. It is not considered to enhance local character.

Recommendation

REFUSE for the following reason:

The siting, design and cramped appearance of the front dormer would be harmful to the appearance of the property and to the wider streetscene. It would not enhance local distinctiveness and is therefore contrary to policy 15 of the Adur Local Plan, Supplementary Planning Guidance in Development Management Standard No.2 'Extensions and Alterations to Dwellings and the National Planning Policy Framework (December 2024).

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Case Officer:	MOK	Date: 16/7
Authorised by:	Peter Barnett	Date: 16 July 2025