

Expiry: 2/7

Development Management - Delegated Officer Report

Application Number: **AWDM/0509/26** **Recommendation – Approve**

Site: **9 Rosslyn Avenue, Shoreham**

Proposal: **Front dormer.**

Date of site visit: 20/5

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, as built, having side half dormer windows set into the eaves, as at No. 8. Some have added a front roof light.

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. PV's are on the south facing front roofslope. 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 flat roofed front dormer to enable the relocation of the family bathroom to the first floor and in its place at ground floor a utility room/WC. The dormer builds off the catslide roof but does not breach the main hip. It measures 2.6 metres in width and is 1.4 metres in height. It projects 1.4 metres from the roof.

Relevant Planning History

AWDM/0724/25 - Proposed first floor dormer to front elevation. Single storey rear extension to replace conservatory. Refused.

Consultations

None.

Representations

None received.

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Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

'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 2025 refusal was refused 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).

The relevant issue in this case is does the revised proposal overcome this reason for refusal or raise any others.

Residential amenity

The dormer proposed would 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

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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 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 above 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 flat 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 front dormer added to No. 118 Gordon Road is flat roofed. It was approved back in 1992 before the current Local Plan or Development Management Standard No. 2 were adopted. It is not considered to enhance local character. There is no permission for a similar dormer at 25 Eastern Avenue.

In the previous application the applicant was asked to explore a side dormer similar to the original one at No. 8. This has not been forthcoming.

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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 character of 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).

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

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide written pre-application advice in respect of any future application for a revised development.

Case Officer: MOK

Date: 16/6

Authorised by: Peter Barnett

Date: 16 June 2026