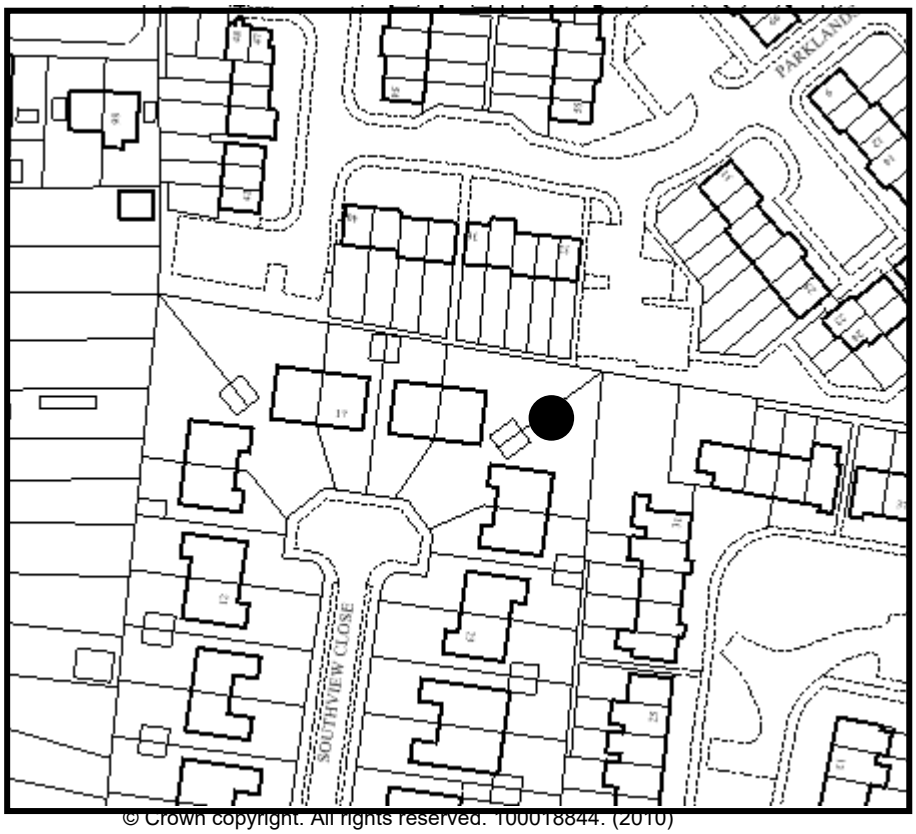
Application Number: ADC/0105/10 Recommendation - APPROVE

Site: 19 Southview Close, Shoreham-by-Sea BN43 6LJ

Proposal: Conversion of loft space into habitable rooms with extension of roof from hip to part gable and front dormers



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The Application

The application property is a semi-detached hip-roofed bungalow at the end of a cul-de-sac of similar properties, with another pair of semi-detached bungalows at a right angle to the east side. At the rear (north) is a terrace of 5 houses at No's 32-36 Parklands.

The attached bungalow has a fully hipped roof and currently forms a symmetrical pair of dwellings with the application property.

It is proposed to convert the roofspace into 2 bedrooms, an ensuite and study area by extending the roof at the side from a full hip to a gable with a small hip and adding a flat-roofed dormer at the front. Three rooflights are proposed at the rear, two within the existing roofslope and one within the extended roofslope. A conservatory has been previously added at the rear.

Consultations and Representations

Third Parties: A letter of objection has been received from the resident of No.35 Parklands on grounds that the three rooflights would cause excessive overlooking of his rear garden and give direct views into his livingroom and bedroom windows, drastically invading his privacy. He also states that the proposal, when added to the conservatory already erected at the property, constitutes overdevelopment ***[NB. a request is made to speak at the Committee meeting]***

Relevant Planning Policies and Guidance

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 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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, 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 and should comply with the Council's DC standards.

The Council's DC Standard No.3 states that dormers should not be so large that they overdominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of rooflights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted. The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

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.

Visual amenity and character

The majority of the proposal, including the hip to part gable extension at the side and the rear rooflights, can be constructed as 'permitted development' because the additional volume of this element does not exceed the limit of 50 cubic metres contained in the Town and Country Planning (General Permitted Development) Order 1995 (as amended). There is, consequently, in effect, no planning control over

matters such as the loss of symmetry of the pair of bungalows or the increased scale of the roof.

Permission from the Council is only required because of the proposed front dormer. This has been amended from its original design and position so that it is positioned more centrally within the roof slope and the proportion of glazing to tile hanging around the dormer is more appropriate. At 4.8m wide, it is a relatively large addition to the roof. However, it will be set down from the ridge and will leave a sufficient amount of roofslope either side so as not to overdominate the roof. A similar dormer has been constructed at No.13 (SU/27/02) and the present proposal, while larger, is not considered to be so substantially different in appearance or visually harmful as to warrant refusal.

Residential amenity

An objection has been received from the resident of one of the terraced houses in Parklands at the rear of the site on grounds of overlooking and loss of privacy from the proposed rear rooflights. As stated above, the rooflights are 'permitted development' and could be installed without the need for a planning application (NB. the objector has been informed of this).

The rooflights would be approximately 1.2m above the floor level of the rooms they serve (a bedroom and study) and would therefore allow for someone to look out of them, although not as readily as with conventional windows. The rear garden of the application property is relatively short at 7m depth. However, the distance between the proposed rooflights and the rear windows of the objector's house slightly exceeds the Council's minimum standard of 22m and the effect of the rooflights on the privacy of the houses to the rear is considered acceptable.

Side windows are proposed in the new part gable end which are shown to be obscure glazed to prevent overlooking of the rear garden of the bungalow at No.20 to the east, the boundary of which is at an angle. One of these windows serves an ensuite bathroom but the other serves a bedroom where ordinarily it would not be acceptable to obscure glaze the windows. However, the bedroom is also served by two clear glazed rooflights in the rear roofslope and the obscuration of the side window is therefore acceptable.

Recommendation

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 and without detraction from highway safety. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. C18Ci (Glazing in side elevation to be of obscured glass)
4. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Location Plan date stamped received 6 April 2010

Drawing No. SC/2010/19/01 Rev.A (Plans and Elevations as existing and proposed) date stamped received 30 April 2010.

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