Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0183/12

Site: **2 Feversham Close Shoreham-by-Sea BN43 5HD**

Proposal: **Proposed front and rear dormer windows.**

Date of site visit: 15.02.12.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application property a 1940's detached hip-roofed bungalow located on the east side of the close. The dwelling has a projecting front sitting room with ridged roof to the north as an original feature, and a rear projecting flat-roofed dining room extension to the rear approved under ADC/0199/07.

The proposals under consideration are for a front, and two rear dormer windows. A Lawful Development Certificate for proposed 2 hip-to-gable roof gable extensions was issued in March this year (AWDM/0186/12 refers). The applicant has been made aware that the building of any extensions under permitted development entitlements in connection with the Lawful Development Certificate that has been issued should be carried out as an entirely separate building operation to any planning permission that may be granted that results in the cubic volume of roof extensions exceeding 50 cubic metres.

The proposed front dormer would be located over the southern side of the front roof plane and would be 3.4m wide, by 1.7m high, by 2.6m deep. The two rear dormer windows would match in size and would be equally spaced on the roof plane, inset by 1.5m from the extended gable, and separated by 1.2m. They would each be 3m wide, by 1.9m high, by 2.5m deep, tile hung with matching uPVC windows.

Relevant site history

A flat-roofed single-storey rear and side extension was permitted under ADC/0199/07. The rear section is the only part which has been implemented.

Application for Lawful Development Certificate for proposed two hip to gable extensions issued 19.03.2012.

Representations

Third parties: There have been no neighbour objections to the proposals.

Relevant Planning Policies

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

There are other front dormers as original features within the Close, albeit at the northern end in chalet-style dwellings with taller, steeper roof planes. The most uncharacteristic part of the development is the hip to gable extensions (but this is being carried out separately as ‘permitted development’). The Close is relatively unique for the Shoreham Beach area as most of the traditional bungalows on the east and west are of the same diminutive hip roofed design, whereas elsewhere in the surrounding area, particularly in Old Fort Road to the south, there is no real overriding character to the style and age of dwelling types, due as a consequence of the piecemeal development of most of the plots.

There are a number of roof extensions which have been permitted in the locality, however none in the close itself. The proposed front dormer would sit well within the extended roof plane (to be constructed as permitted development), and would have enough tiling around it to prevent it from appearing over dominant or too box-like and top heavy.

Whilst the introduction of a front dormer on this property sets a precedent for other bungalows in the Close it is not considered that the size of the dormer when considered alone would be unacceptable.

The two rear dormers are relatively well spaced, and are inset from the sides of the roof a sufficient amount to prevent an unduly bulky appearance from the street in front of the dwelling or from the south or north. The dormer windows themselves allow for the increase of the room size that the two gable extensions would achieve.

Residential amenity

The proposed rear dormer windows would allow for views of the rearmost part of the adjacent gardens (No’s 1 & 3), and the gardens of properties to the rear in Fowey Close (No’s 18 -20). Properties to the south in Old Fort Road are generally two-storey houses and in some cases have rooms in the roof at second-storey level. Given the separation to the bungalows in Fowey Close is 50m, and that there is no direct overlooking of rooms of No’s 1 or 3 Feversham Close it is not considered that the loss of the existing levels of privacy to the gardens alone would be so significant that it would warrant refusal on these grounds.

Recommendation

APPROVE for the reason:-

Having regard to those works shown on the submitted drawing to be carried out under the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended), it is considered 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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans:
   Drawing No: 02 Rev C. Date Received: 01.03.12
   Drawing No: 1:1250 Site Location. Date Received: 01.03.12
   Drawing No: 1:500 Block Plan. Date Received: 01.03.12

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

Case Officer: C. Hone Date: 29.03.12

Authorised by: Jo Morin Date: 4 April 2012