Expiry 27/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0004/07 Recommendation – Permit

Site: **7 Holmbush Close Shoreham-by-Sea West Sussex BN43 6TT**

Proposal: **Rooms in roof (including front and rear dormers)**

The Application

The application site is located on the northern side of Holmbush Close which is a cul-de-sac terminating just to the east of the site. The site contains the eastern part of a semi detached one storey dwelling with a single garage at the side and a previously built rear sun room extension. There is a rear garden of approximately 140m² sloping downhill slightly to the west. Due to the slope of the ground, this part of the building is set around 1 metre higher overall than the attached dwelling at 6 Holmbush Close.

The applicant proposes to convert and extend the roof space of the dwelling to provide two additional bedrooms and a bathroom. On the front elevation, the applicant proposes to construct a single flat roof dormer window. This will have a width of 6 metres, a height of 2.2 metres and a depth of 3.5 metres.

On the rear elevation, the applicant proposes to construct a small dormer window with a width of 3 metres, a height of 1 metre and a depth of 1.5 metres. This will contain small windows providing light to the hallway area. The other alteration proposed to the rear elevation is the installation of two long velux windows.

The site has previously been subject to planning application SU/138/90 which was for large dormers on both the front and rear elevations and the rear extension. Permission was granted for this development but only the rear extension has been constructed.

Holmbush Close is characterised by pairs of semi-detached bungalows, set well back from the road and "stepped" down the hill. The area is relatively low density and the sites on the northern side of the road back onto undeveloped countryside land which is identified as an Area of Outstanding Natural Beauty in the Local Plan. There are several front dormer windows in the street, all with flat roofs. Those at Nos. 4, 11 and 13 are large square dormers similar in appearance to that proposed. There are rear dormers at Nos. 4, 8 and 13, with that at No.8 (the neighbouring site) being of significant size. None of these dormer windows have been the subject of a planning application.

Consultations and Representations

Third Parties
Three representations have been received from persons living in the vicinity of the proposal. The resident at 8 Holmbush Close (the neighbouring detached dwelling to the east) has indicated that he has no objection to the proposal. Letters have been received from the residents of 6 Holmbush Close (the attached dwelling to the west) and 15 Holmbush Close (opposite the site) objecting to the proposal.

The attached neighbours have objected on the following grounds:

- The size of the construction in relation to the size of the property;
- The proposed development will overlook their property and remove privacy;
- The development will devalue their property on which they have spent a significant sum bringing to a high standard;
- Although there are other such developments in Holmbush Close, they do not consider these to form a precedent;
- There are a number of rejections of various proposals noted in the property history.

As an alternative, these residents have noted that they would (grudgingly) accept the front dormer development but with velux windows in the rear elevation.

The resident of the property opposite the site and slightly downhill to the west objects to the proposal as the front dormers will overlook his property. However, he notes that a precedent appears to have been set as the street already contains several large front and rear dormers. He suggests that the front dormers should be small like No. 4 and not No. 13 or alternatively, the applicants should have a dormer window in the rear and velux windows only in the front like No. 8.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
The front dormer is relatively large for one on a front elevation but its scale is considered to be generally consistent with the Development Control Standard guidelines. The dormer is set 300mm below the ridge line of the dwelling and allows for a reasonable amount of roof space to remain visible below it and on either side. The dimensions are the same as the front dormer previously

permitted on this dwelling under SU/138/90 which was not considered to be significantly out of scale with the dwelling at that time.

As there are several other large flat roof front dormers in the street, the design and appearance is considered in keeping with the character of the street.

The rear dormer is very small in scale compared to most rear dormers and would appear as a relatively insignificant feature within the roof space. It is located in roughly the centre of the roof and set down from the ridgeline by the same distance as the front dormer. The size is significantly smaller than all of the other rear dormers in the street and the approved rear dormer for the site under SU/138/90.

Effects on Neighbours
The residents of the attached dwelling (No. 6) have objected to the rear dormer on the grounds that it will overlook their property and reduce privacy. The general principle relating to rear dormers and overlooking requires that proposals should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.

The proposed rear dormer window will not result in any direct overlooking into windows as there are no residential dwellings to the rear of the site. In terms of the garden area of the attached dwelling, it is likely that some overlooking will occur given the height of the windows and the orientation of the two dwellings. However, the proposed windows are small and directed towards the applicant's own garden, rather than over the neighbours' property and the windows are also associated with the hallway rather than any principal rooms. As such, it is not considered that the rear dormer window will result in an unreasonable degree of overlooking of the attached property.

The representation received from the resident at No. 15 opposite the site suggested that his property would be overlooked. The distance between the two properties is around 40 metres which easily exceeds the 22 metre separation standard and it is considered that no significant overlooking will result.

There is a window proposed in the site elevation overlooking No. 8 but this is a bathroom window which can be obscurely glazed.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C12Ei
3. C18Cii ... east side elevation ...

Case Officer: .....

Date: 14/02/07

Head of Planning & Community Division: .....

Date: 20 02 07

Chairman of Planning & Regulatory Committee: A.F. Mills

Date: 23/02/07