Expires 10/6/08.

Development Control – Delegated Officer Report

Application Number: ADC/0200/08 **Recommendation – Permit Application**

Site: **60 Adur Avenue Shoreham-by-Sea West Sussex BN43 5NL**

Proposal: **Rooms in roof (with part-hipped side gable and rear dormer)**

The Application

The application site is a hip roofed semi-detached bungalow located on the north side of Adur Avenue, Shoreham. The property has a rear conservatory and a rear west side garage. It is bounded to the east by the adjoining bungalow with further identical semi-detached pairs on either side.
This proposal seeks permission to extend the hipped roof into a part hipped gable end with a rear dormer to serve two loft bedrooms and an ensuite bathroom. It is an identical application to ADC/0070/08 which was refused for reason that:

"The proposals would be out of keeping in scale and design with the existing dwellings and would be detrimental to the visual amenities and residential environment of the locality and, if permitted, the Local Planning Authority would find it difficult to resist further similar proposals related to other dwellings in the road, the cumulative effect of which would be to spoil the character and appearance of the area, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7)"

The proposal has been resubmitted due to the neighbouring bungalow having constructed a similar roof extension under permitted development.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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, a 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. DC standard No.3 'Extensions and Alterations to Dwellings' states that a large amount of original roofspace should be clearly visible around dormers whilst roof extensions should respect the scale, character and appearance of existing dwellings. Gable or part-gable extensions are preferred to side dormers however the acceptance of the resulting lack of symmetry, particularly on semi-detached properties, would depend on the visual quality and character of the area.

Visual Amenity

The western section of Adur Avenue is dominated by detached and semi-detached bungalows, none of which have extended their roofs into full or part-gable ends with planning consent. The applicant's property sits within a trio of identical hip roofed semi-detached bungalows with the only previous roof addition being a small rear dormer at No.66 built under permitted development. Since the refusal of this scheme in early March 2008 the neighbouring bungalow at No.62 has extended its roof from a hip to part gable with similar proportions to this proposal. None of the other properties on the north side of the road have extended their roofs however.

The character of the area surrounding the applicant's bungalow is generally unspoilt by roof extensions and dormers and should be, where possible, protected in accordance with local plan policy AH7 and the accompanying DC standard, hence the previous refusal. In light of the neighbouring bungalow extending their roof under permitted development though, a precedent has arguably been set for the approval of this scheme.

In this particular instance, it is considered that the harmful effects of a single roof extension unbalancing a pair of semi-detached bungalows will be somewhat reduced by an identical arrangement on the adjacent pair, and will create a symmetry of appearance between the pairs that is less harmful to the visual character of the streetscene than a single roof extension. The acceptability of this scheme is therefore due solely to the addition at No.62

and should not act as a precedent for similar schemes that offer no such symmetry.

The rear dormer sits well within the roof plane and is in accordance with the above DC standard.

Residential Amenity
The rear dormer will house a bedroom that will afford no overlooking concerns as a separation of over 22 metres (the DC standards minimum required distance) will exist between it and the rear elevations of properties on The Street to the north. A west facing window in the part gable end will serve an ensuite bathroom and would be conditioned to be obscurely glazed as a matter of course.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Ci: '...west...'

Case Officer:.....

Date: 29/5/08

PB 29/5/08