Expiry 5/06/07

Development Control – Delegated Officer Report

Application Number: ADC/0206/07 Recommendation - Permit

Site: **9 Hawkins Close Shoreham-by-Sea West Sussex BN43 6TL**

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

The Application

The application site is located at the northern end of Hawkins Close. The site contains a single storey semi-detached dwelling with a hipped roof, a hard stand parking area at the front and a garden of approximately 70m² at the rear.

The applicant proposes to extend the hipped roof to by 3.5 metres the west to create a part-hipped gable end. In addition, flat roofed dormer windows are proposed in both the front and rear elevations. The front dormer will have a width of 3.8 metres and the rear dormer will have a width of 4.5 metres. Both are 1.8 metres high and 2.3 metres deep. These alterations will create 2 bedrooms, a dressing room and a bathroom in the roof space.

The street scene predominantly comprises of pairs of semi-detached dwellings around the head of the cul-de-sac. They are all of the same design as the application dwelling, which is single storey, with a hipped roof and a projecting front room with a hipped roof at the outer end. There are several other flat roofed front and rear dormer windows in the street (none subject to a planning permission). A part-hipped gable end extension has been constructed at No. 7 (one of the neighbouring pair of dwellings) in accordance with SU/211/00.

Consultations and Representations

Third Parties

A representation has been received from the resident of 22 Hawkins Crescent (to the rear of the application site) objecting to the proposed development for the reason that it will restrict views of the Channel and sea.

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 extension to a part-hipped gable end is inconsistent with the predominant character of the street scene as the majority of the dwellings are of the same design and are so far unaltered in terms of their roof design. However, a part-hipped gable end extension has been approved for a neighbouring dwelling (No. 7). In recommending approval to that application (the first in the street), the reporting officer noted that "the proposed part-hipped gable would not appear unduly obtrusive or out of keeping and is considered acceptable." In light of this decision, an extension of this nature of another dwelling in the same area is considered acceptable in principle.

The enlargement of the roof space into a part-hipped gable end will have an unbalancing effect on the pair of semi-detached bungalows as the attached dwelling (No. 10) retains its original hipped roof line. However, the inclusion of a part hip in the gable end is an appropriate design to maintain some degree of symmetry to the semi-detached pair. The extension already undertaken at No. 7 does not appear to significantly unbalance the pair of dwellings and the extension proposed in this case is of a similar scale and character to this.

The front and rear dormer windows proposed are both of a scale considered to be appropriate for the side of the dwelling and roof space and set down well below the ridgeline. The proportions of the dormers will match those existing on the attached property (No. 10) and the dormers will be located at an even level within the roof space. A front dormer of this scale will not appear out of character with the street scene as there are several other flat roofed front dormers in this street.

Effects on Neighbours
The only objection received from neighbouring residents related to a loss of view, which is not a valid planning consideration.

The proposal is not considered to result in any significant adverse overlooking effects. The rear dormer window is located over 30 metres from any dwelling at the rear. There are two small windows proposed in the side elevation which will look down generally over the driveway and garage area on the neighbouring property. These windows are proposed to serve a bathroom and dressing room and it is appropriate for these to be glazed with obscured glass to prevent any perceived reduction in privacy.

The roof extension is not considered to result in any further effects on the amenity of the neighbouring site as the dwelling at No. 8 is separated by almost 10 metres and is oriented on its site so that the two dwellings are basically at right angles to each other rather than side by side.

Recommendation

APPROVE for reason that :- 1PPi

Conditions:

1. C1Ci
2. C12Ei
3. C18Ci ... two windows in the west side gable extension ...

Case Officer: ..... 18/5.

Date: 8/05/07

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

Date: 21 05 07

Chairman of Planning & Regulatory Committee: .....

Date: 21/05/07