Expiry Date – 30/11

Development Control – Delegated Officer Report

Application Number: AWDM/1495/17 Recommendation – Refuse

Site: **24 Eastbank, Southwick**

Proposal: **Roof alterations to include side dormers to east and west elevations and rear hip to gable extension. Front roof light and windows to south dormer cheeks (front).**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 9/11

Site and Surroundings

This application relates to a detached inter war bungalow on the north side of Eastbank. Eastbank is a street of hipped roof bungalows of similar but not identical appearance originally. All the bungalows have double front bay features under an oversailing roof. The application property includes a gablet roof detail in the front projection. The property is brick and painted render under a clay tiled roof.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to lift the rear gable and to add full width side dormers to the enlarged roofspace.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012

Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Submission Adur Local Plan Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Policy Context

Development Control Standard No. 3 'Extensions and Alterations to Dwellings' includes saved Adur Local Plan policy AH7 and expands design advice for domestic extensions as follows:

'*Saved policy AH7 states:*

Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-
(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;
(b) design and materials are sympathetic to both the original dwelling and the area in general;

Submission Adur Local Plan policy 15 states:

Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:

- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;*

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Control Standard "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

Extracts from Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings '

3.0 STANDARDS FOR EXTENSIONS AND ALTERATIONS

DORMERS AND ROOF EXTENSIONS

3.11 Dormers should not be so large that they over-dominate 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 roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the room(s) proposed without adding very large flat roofed dormers, permission will not normally be granted.
3.14 Roof extensions should respect the scale, character and appearance of existing dwellings. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling.

This is consistent with the National Planning Policy Framework which states;

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Assessment

Design/Character

Undoubtedly there have been alterations to a number of roofs in Eastbank. Many have at least one side dormer and a number have both east and west side dormers. None however, are as large or assertive as that proposed in this case and nearly all were erected without planning permission and probably under permitted development, including those recently completed at No. 26.

The proposed side dormers are to extend the full length of the ridge line and to extend into the lengthened ridge line created by raising the rear gable. They are also the full height of the roof. The cumulative effect of the proposed rear gable addition and side box dormers would radically alter the original hipped roof character of this bungalow to the detriment of its appearance and that of the wider streetscene.

The roof extensions are in direct conflict with adopted council policy, adopted Supplementary Planning Guidance and in conflict with the NPPF. Saved policy AH7 requires development to have a design '*sympathetic to both the original dwelling and the area in general*.' This proposal is not. Adur Council's adopted Supplementary Planning Guidance Note No:3 and in particular paras 3.11 and 3.14, quoted above, is

breached. The proposed dormers are box like, are overly large, are full height, do wrap around the rear elevation and do dominate the roof. They do not respect the scale, character or appearance of the existing dwelling. This proposal is poorly designed and will not improve local character. As such it is also contrary to Submission Local Plan policy 15 and para 64 of the National Planning Policy Framework.

The inclusion of windows in the southern end of the dormers exacerbates the assertive, intrusive, appearance of these dormers in the streetscene.

Neighbour amenity

No. 22 shares a driveway between the two properties and has its front door in the side wall. It is also believed that the side wall includes a bathroom and WC window and a secondary kitchen window. It is not anticipated that the raised rear gable or side dormer windows will have a harmful impact for No. 22. The side dormers include en suite bathroom windows only. These can be fixed and obscurely glazed below 1.7 metres to ensure no overlooking.

No. 26, to the east, has recently extended into its roofspace with a raised rear gable and smaller side dormers. No planning permission was granted for these works. The proposed roof extensions at No. 24 will not be harmful to No. 26.

Recommendation REFUSE for the following reason:

The design, form and mass of the roof extensions proposed are unsympathetic to the character of the original bungalow and would give the property a top heavy and unduly assertive appearance. It also represents an incongruous and obtrusive addition to the streetscene. As such the proposal would be harmful to their appearance of the property and the wider area contrary to saved Adur local plan policy AH7, adopted Supplementary Guidance 'Development Control Standard No. 3 Extensions and Alterations to Dwellings', Submission Adur Local Plan policy 15, as amended and the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 23/11/17
Authorised and signed by:	Peter Barnett	Date: 23/11/2017