expires 16/6

Application Number: ADC/0218/08 Recommendation – APPROVE

Site: 29 Hawkins Crescent, Shoreham

Proposal: Single storey rear extension and loft conversion including front and rear dormers and extension of roof from hip to barn hip end

The Application

The property is a semi detached bungalow within an area of similar property types, many of which have been extended at roof level in the form of front and rear dormers and hipped roofs to barn hip roofs, including the other half of this semi.

It is proposed to match the neighbouring property by extending at the side of the roof to form a barn hip end with flat roofed dormers to the front and rear. A flat roofed infill extension is also proposed at the rear.

Consultations and Representations

No third party representations 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): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

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. Dormer windows should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is

indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The street scene is characterised by bungalows with dormer extensions and roof extensions of the type currently proposed. The proposal would not therefore appear out of character and would restore symmetry to this pair of semi-detached properties. The front dormer retains a large amount of the roof, as proposed to be extended, and will be identical to the dormer at no.27. The rear dormer is not visible from the street and, while larger than at the front, it will also match the rear dormer on the neighbouring property and is considered to be acceptable.

Residential amenity

The roof extension will not have an adverse impact on the neighbouring property to the west, which is 4m away and separated by the driveways of each property. The proposed rear dormer will face partly towards open fields and towards the nearest property at the rear, which is some 33m away. Consequently, there is no concern over any loss of privacy. Similarly, the front dormer will be 28m from the bungalow opposite.

The infill extension will abut a rear extension at no.27 and will project to the rear by 3.3m, to line up with an existing rear extension. There will be no loss of light or outlook for the occupiers of no.27. The existing extension at no.29 will also screen the proposal from the property to the west, no.31.

Recommendation

APPROVE for the reason:

1PPi

Subject to

1. C1Ci
2. C12Eii

Case Officer ..... Date 23/5/08