Expiry Date - 07/03/2011

Development Control – Delegated Officer Report

Application Number: ADC/0007/11 **Recommendation – Refuse Application**

Site: **413 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5NF**

Proposal: **Flat-roofed first-floor extension**

The Application

The application property is a detached hipped roof bungalow, sited within a large plot, located on the southern side of the road, within the built up area of Shoreham.

Planning permission has previously been granted for a room in the roof with rear gable and west side dormer (ADC/0681/07) which has been implemented.

Permission is sought for a flat roofed first floor extension which would have the appearance of a large extended, wrap-around, dormer window. It would be stepped in design, 5.8m in width, by 4.3m in depth on the west side (abutting the existing west side dormer), by 5.9m deep on the east side.

To the west of the dwelling there is a similar scale bungalow with two small flat roof dormers, to the east are a further two similar style bungalow, both of which also have side dormer windows of differing scales. Directly opposite are larger two-storey houses of varying character and design.

Consultations and Representations

Third Parties: There have been no third party representations.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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 and accord with the Council's DC standards.

The Council's Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.
With regards dormers they 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. 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.

Visual amenity
The proposed extension would result in the loss of the existing rear gable which was subject to the former permission (ADC/0681/07), and would extend, in part, as a first floor flat-roofed extension above the existing rear extension. It is considered that the combined bulk of the dormers/first floor extension would result in a top heavy box like appearance. They would not be set well below the ridge line, and would project almost as far as the walls of the bungalow. The effect would be of a dormer which wraps around the roof of the dwelling. The lack of windows in the eastern side of the proposed extension would only add to the box-like appearance.

Consequently it is considered that the proposals do not respect the scale, design or character of the existing dwelling, and would detract from the visual amenity of the surrounding area.

Residential amenity
The proposed west side dormer would have direct views into the neighbours own east side roof dormer (No. 415). In addition it would have more direct views of ground floor windows in the east side of No.415 and their rear patio area, than is currently available over the boundary fence. However the window would not be the only window serving the proposed bedroom, thus it could be made to be obscurely glazed and fixed shut by planning condition without resulting in adverse effect on privacy.

Recommendation

REFUSE on grounds that :-

B5ER – amended

The proposed first floor extension is unacceptable in that it is excessively large and does not relate sympathetically to the existing building…etc

Case Officer Carlos Hone Date

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