Expiry Date - 03/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0328/10 **Recommendation – Permit Application**

Site: **47 Downsway Southwick Brighton West Sussex**

Proposal: **Loft conversion including front and rear hip to gable roof extension and south side dormer**

The Application

The application property is a hipped roof detached bungalow, on the slope of the hillside, located just north of the junction of Upton Avenue with Downsway. The application seeks permission for front and rear 'barn-hip' half gables, plus a south side dormer. The front and rear half gables would extend the ridge from 4m to 9m. The dormer, as originally submitted, was 7.3m wide, projecting from the south side roofslope by 2.5m, with a tiled roof level with the ridge. The accommodation would be 2 bedrooms, a shower room and study.

Following objections from the Planning Officer, the width of the dormer has been reduced by 2m to 5.3m, bringing it further away from the front of the building. The amendment has resulted in the loss of the proposed study.

The proposal will be very similar to a loft conversion and roof extensions at the neighbouring bungalow to the south, No.45 Downsway, approved under ADC/0227/08.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter of objection received to the original plans from the occupiers of 45 Downsway, stating that the south side dormer would give clear views to their north side velux and rear garden, resulting in a loss of privacy.

The same occupier also objects to the amended plans for the same reason of loss of privacy over his back garden. He would have no objection to a north side dormer.

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Relevant Planning Policies and Guidance

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

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive.

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 rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

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 and character

The proposed part-hipped half gables at front and rear are not considered to be unsympathetic to the street scene where a number of properties have already introduced full or half gables (including to the south at No.45).

The proposed dormer has been reduced in size and, although large in relation to the existing roof, would not be out of keeping in scale with the pitched roof as proposed to be enlarged. Although it is not set below the ridge line, it will match that which has been constructed in a more prominent position at No.45 and is not considered to be an unduly dominant feature.

Residential amenity

It is not considered that the proposals, as amended, would have any significant adverse effect on the residential amenities of nearby bungalows. The dormer window on the south side has been amended to include obscure glazing to prevent overlooking of the neighbouring velux on the northern rooflsope of No.45. The proposed rear window would face down the applicant's rear garden and, while some views across the garden of its neighbours may be possible, any views would be oblique and unlikely to result in a loss of amenity.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Civ (amended) The windows in the south side dormer window shall…
4. This permission relates to the following approved plan date stamped received 23 October 2010:
   Drawing 01/A (Location Plan, Block Plan, Proposed Floor Plans and Elevations, Section A-A)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 27 October 2010