Expiry Date - 27/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0406/10 **Recommendation – Permit Application**

Site: **15 New Barn Road Shoreham-by-Sea West Sussex BN43 6HN**

Proposal: **Loft conversion with side gable and front and rear dormers (replacement larger rear conservatory and alterations as permitted development)**

The Application

The application site is a semi detached hipped roof bungalow in a street of similar properties within the built up area of Shoreham. Many of the bungalows within the street have been altered with loft conversions including front and rear dormers and hip to gable extensions.

Permission is sought for a loft conversion to include a hip to gable extension with front and rear flat roof dormers. The rear dormer is to incorporate a Juliette balcony, 3.5 metres wide, and will be 2.5 metres high with two lantern roof lights, it will have a maximum depth of 3.1 metres. The front dormer is proposed to also be 3.5 metres wide, 1.8 metres high, with a maximum depth of 2.5 metres. Also proposed is a front velux window.

The plans also show a single storey flat roof rear extension the full width of the property replacing and existing conservatory. Planning permission is not required for this extension as it benefits from the property's permitted development rights.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

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'
PPS1 '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.

Residential Amenity

It is not considered that the proposed loft conversion will result in any loss of light or overbearing impact to any neighbouring properties. The rear Juliette balcony has balustrading so there is no access to the roof of the extension and doors will open inwards. The front dormer faces the street and will not result in any greater over looking than existing. Both front and rear dormers are a common feature in this street.

Visual Amenity

The hip to gable extension with front dormer will be clearly visible within the street scene. However it is considered that in the light of the similar developments directly adjacent and within the street scene the proposal is not out of keeping or detrimental to the street scene. The front dormer is centrally position within the roof slope and does not overly dominate the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The extensions hereby permitted shall be carried out in accordance with the following approved plans: -

   1/8, 2/8, 3/8, 4/8, 5/8, 6/8, 7/8, 8/8 – received 1st November 2010.

   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 2nd December 2010

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