Expiry 12/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0493/06 **Recommendation - Permit**

Site: **13 The Burrells Shoreham-by-Sea West Sussex BN43 5HF**

Proposal: **Rooms in roof (with rear dormers and front rooflights) and front porch**

The Application

The application site is located on the western side of The Burrells. The site contains a detached dwelling with a pitched roof, side gable ends and existing rooms within the roof space. There is a flat roof extension projecting out from the right hand side of the front elevation and a rear conservatory approved under ADC/0400/06 currently under construction.

The applicant proposes to extend the existing rooms in the roof space by constructing two dormer windows at the rear of the property. These dormers will have flat roofs and heights of 2.1 metres. The dormer of the right hand side of the roof space will have a length of 4.8 metres, while the dormer on the left hand side is slightly narrower at 4.2 metres in length. The originally submitted application proposed that these dormers be located on the front elevation of the building. Amended plans were submitted relocating these to the rear as it was considered that the dimensions of the dormers were too large for the roof space and they were out of character with other front dormers in the street.

As part of the alterations to the first floor level, existing windows in each of the side gable ends will be replaced with new windows of the same size.

In addition, the applicant proposes to construct a small front porch over the entranceway to the dwelling. This porch is open sided with a floor area of 2.29m² and a height of 3.049 metres and has a hipped roof.

The street contains mainly detached dwellings of a mix of styles. There are a number of existing front, rear and side dormers within the street. A large single rear dormer was approved at No. 9 under SU/59/81. There are similar style porches to that proposed on two identical dwellings at Nos. 7 and 7a, the porch at No. 7 having been approved under SU/168/90.

Consultations and Representations

No comments or representations have been received in relation to this application (to either version of the plans).

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The scale of the proposed two dormer windows is considered to be appropriate for the size of the dwelling. The dormers are set down 900mm below the ridgeline and there are reasonable gaps between the two and between the dormers and the edge of the roof. The proportions relative to the roof space are considered to be consistent with the Development Control Standard guidelines.

The rear dormer windows would generally overlook the rear garden of the application site. The dwellings in Fowey Close, to the rear, are located over 25 metres back from the proposed windows. This exceeds the required separation standard and it is therefore considered that the dormer windows will not significantly affect the privacy of these sites.

While the new windows in the side elevations at first floor level will look towards existing windows in the side elevations of the neighbouring dwellings, these will just be replacing windows already existing so will not have any additional impact on the privacy of facing rooms.

The porch is not considered to be visually obtrusive or out of character with the local neighbourhood. It is small scale, with a width of 1.8 metres and projecting out from the main wall of the dwelling by 1.2 metres. The pitch of the hip in the roof matches the pitch of the main roof of the dwelling. The general design is consistent with the front porches at Nos. 7 and 7A which are open sided, pitched, tiled roof porches of a similar height but stretch across a greater width of building frontage.

The porch is not considered to have a significant impact on neighbouring properties as it is completely screened from the property to the north (No. 15) by the existing front extension and is setback 8 metres from No. 11 to the south.

There is existing hard stand parking space on site in front of the dwelling. The proposed porch will not intrude into this space to a significant degree.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C14Ai ... 31 January 2007 ...
   Reason: ... AG1 & AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.
3. C12Ei

Case Officer: .....

Date: 9/02/07

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