Adur District Council

Planning, Regeneration and Wellbeing

Mr T Banfield
22 Downland Road
Woodingdean
East Sussex
BN2 6DJ

Our Ref: ADC/0213/10
Your Ref: DS186/610/1

Date: 29 June 2010

Dear Mr Banfield,

RE: Proposed hip to gable extension with front dormer and rear dormer extension, 186 Downside, Shoreham.

In reference to your planning application at the above address on behalf of your client Mr Bartlet. I have viewed the application in respect to the existing property and the attached dwelling to east, and have to let you know I have some concerns about the size of the proposals.

It is my opinion that if he proposed gable extension were to be built that it would result in the unbalancing of the pair of bungalows (which are in a prominent location at the end of Ravensbourne Avenue), contrary to the Councils Development Control Standard No.3 'Extensions and Alterations to Dwellings'. This adopted guidance states, amongst other things that, roof extensions should respect the scale and character and appearance of the existing dwelling, and in particular, the extension of a hipped roof into a gable end on a semi-detached dwelling would not usually be considered favourably.

I note that the adjacent bungalow, No.188, has a similar planning application approved (and now built) to which you appear to have also been the agent (ADC/0061/08). Whilst the circumstances of these two separate developments are similar, in the case of No.188 it was reported that: *'It is therefore considered that the overall size of the enlarged roof dormer is acceptable in this case as it creates symmetry with the adjoining bungalow'*. Clearly the attached property had already extended their roof with a gable end under 'permitted development' and it was considered that the re-balancing of the pair of dwellings would be a satisfactory outcome for what would usually be unacceptable.

In this case the application site is attached to a hipped roof bungalow which itself has had planning permission refused for a similar proposal (ADC/0448/08). Subsequent to this refusal a front dormer was approved with the remainder of the development being

considered ‘permitted development’. A certificate of lawfulness has recently been submitted for the hip to gable extension and rear dormer (ADC/0223/10).

Currently the proposed development is considered to be contrary to the above DC Standard, and therefore also to policy AH7 of the Adur District Local Plan.

The gable end extension and rear dormer (when added to the volume of the front dormer) do appear to come under the volume limit of 50 cubic metres, although you may want to check this point. The front dormer is modest in size, well located and does not appear box-like or overly large. If the main bulk of the extensions were to be built as permitted development then I would be minded to approve a front dormer of this size.

Please can you mention my comments to your client, and if you are minded to amend the proposals then I would be grateful if you could forward copies of the revisions no later than 21 days from the date of this letter (20.07.10), if by this date none have been received the application will be determined on the basis of the current submission.

Yours sincerely,

Carlos Hone
Planning Officer

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