Development Control – Delegated Officer Report

Application expiry: 08.03.07

Application Number: ADC/0023/07 Recommendation - Refuse

Site: **40 Franklin Road Shoreham-by-Sea West Sussex BN43 6YD**

Proposal: **Rooms in roof (with side gable and rear dormer)**

The Application

The application property is the western half of a semi-detached house on the north side of Franklin Road. The proposal is for rooms in the roof with a side gable and rear dormer.

The property itself is a hipped roof 1930's era house with bow windows at ground and first floor. The ten houses which make up No's 26 – 44 Franklin Road are all of similar design, nine of which have not had their roof extended.

The semi-detached property at No.26 has been extended in a similar way as the proposals but with a half-hipped gable rather than a full gable under planning approval SU/157/91/TP.

Consultations and Representations

Third Parties

The owner of one of the bungalows to the north of the proposal (No.14 Kingston Way) has written in to place on record her very serious and worrying views on the proposal, which could lead to a totally unacceptable loss of privacy for her family being able to enjoy the freedom and pleasure of sitting out there and eating or entertaining as she so often does, particularly as it is south facing. She states that they would be overlooked by the creation of the dormer window which would have uninterrupted sight into the extra-large lounge patio-window, large kitchen window and adjacent glass kitchen door. The plans seemed to be out of character along the semi-detached houses. The side gable will be so noticeable and out-of-place and the proposal will stick out like a sore thumb. The other objection of the owner is one of devaluation of the detached bungalow that she owns.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5, CH1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main considerations of the planning application are the effect that the development would have on the residential amenity of the surrounding properties through potential loss of privacy, and equally the effect on the visual amenity of the locality, particularly the group of ten houses (No's 26-44) all of which are similar in design and age.

Policy DEV1 states that development should be of high quality taking into account having regard for the character of the area, streetscape and skyline of the surrounding area, views into and out of the site and materials and building styles.

Policy AH7 of the Local Plan states, amongst other things, that design and materials are sympathetic to both the original dwelling and the area in general.

Development Control Standard No.3 'Extensions and Alterations to Dwellings' requires that roof extensions respect the scale, character and appearance of the existing dwelling. It goes on to state that dormers should not be so large that they over-dominate the dwelling and that the windows in them be of a similar style and proportion to those on the original dwelling.

The proposed application as originally submitted was for a full gable extension to the side with a rear dormer 4.0m in width, by 2.2m in height, by 2.6m in depth. The proposed dormer would have a glazed west side cheek to allow light into the proposed shower room. The original proposal was considered would have been too overpowering for the dwelling and in the context of the ten properties (No's 26-44) out of keeping for the area and it was requested that the applicant reduce the proposal to a half-hipped gable the same as was approved at No.26. The rear dormer was also considered to be too dominant for the roof plane and was requested to be reduced in size to 2.6m in width, by 1.7m in height, by 2.2m in depth.

The applicants agent has submitted revised plans and although the scale of the roof extension is more in line with the request of the Officer and is markedly better, it is still felt that the proposed part-hipped gable would have an adverse effect on the visual amenity of the ten properties in the road (No's 26-44) and will be too dominant and out of keeping for the locality. The proposed dormer will appear smaller but it is considered will still be too large for the roof. The window in the dormer would, with the height of the dormer appear too dominant for the roof.

The proposed dormer would effectively create a third storey window which would look northwards at the rear gardens of bungalows in Kingston Way, and although there would be an amount of loss of privacy it is considered the 30m distance would be sufficient to prevent this from being of unacceptable levels.

Recommendation

REFUSE on ground that :- B5CR

The proposals would be out of keeping in scale and design with the existing dwellings and would be detrimental to the visual amenities and residential environment of the locality, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

Case Officer:
Date: 07.03.07

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