

APPLICATION NUMBER:	LW/07/0754	ITEM NUMBER:	1
APPLICANTS NAME(S):	Miss E Poland	PARISH / WARD:	Ditchling / Ditchling & Westmeston
PROPOSAL:	Planning Application for Section 73A Retrospective application for the retention of dormer windows in roof for loft conversion		
SITE ADDRESS:	35 Lewes Road, Ditchling, East Sussex, BN6 8TT		
GRID REF:	TQ 3215		

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1. SITE DESCRIPTION / PROPOSAL

1.1 Retrospective planning permission is sought for the retention of two dormers to the west elevation of this detached property. The dormers measure 1.9m wide x 1.45m high and 2.6m wide x 1.45m high respectively. Both dormers have windows facing west and glazed dormer 'cheeks' to the south elevation (side of the dormer). The dormers are set down approximately 0.6m from the ridge level and approximately 1.4m up from the eaves height. The dormers are finished in white PVC cladding, lead roofs, and white PVC windows. The windows currently installed are clear glazed, however further correspondence has been received from the applicant stating that the west facing windows will be obscure glazed and fixed shut if the application is successful.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Object strongly to the application for the following reasons. The alterations are inappropriate for the property, have an unacceptable affect on the visual character of the streetscene and adjacent property, due to the weight of the extensions; has a detrimental impact on the amenity and privacy of the neighbouring property. The Council fully support the points raised in the neighbours letter of objection. The dormer windows should be removed and the roof-line re-instated to its original condition.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 One letter of objection received having regard to loss of privacy, adverse overlooking, dormers do not integrate with or compliment the original building in terms of design, materials or roof pitch, do not respect visual character of village, dormers close the gap between the two properties, overbearing.

5.2 One letter of support for the application.

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of this application are whether the dormers would result in an unacceptable level of overlooking to

the adjacent property and whether they significantly impact on the character and visual amenities of the area.

Overlooking

6.2 The windows as fitted at present would result in an unacceptable degree of overlooking and loss of privacy to the adjoining occupiers of No.33 Lewes Road, however, if the windows are to be obscure glazed and fixed shut as confirmed in writing by the applicant (if retention of the dormers is successful) then any detriment to residential amenity from overlooking would be fully mitigated. The obscurity and restricted opening of these windows could be controlled by condition and therefore it is considered that this issue can be overcome.

Character

6.3 The dormers are visible from the public realm, specifically Lewes Road to the south and the surrounding properties, however they are not considered to be unacceptably dominant to the roofscape being set down from the ridge, up from eaves level and in from the sides. The property is located outside the Conservation Area and therefore the materials used are considered acceptable for this property. The dormers, whilst being well located within the roofslope are not identical and the glazing in the dormer to the north is not proportionate or centrally located in relation to the dormer face. However it is considered that the dormers would not be unduly visually intrusive within the streetscene and are not considered to detract from the character of the area more generally.

6.4 On balance therefore, provided that a condition is applied to ensure the windows facing west are to be fixed shut and obscure glazed, impact on the street scene is considered, to be marginal and therefore the application is considered acceptable.

7. RECOMMENDATION

That retrospective planning consent is granted.

The application is subject to the following condition:

1. Within two months of the date of this permission the two dormer windows in the west elevation of the building shall be:
 - (a) re-glazed in obscure glass only in accordance with details which shall first have been submitted to and approved in writing with the Local Planning Authority
 - (b) fixed shut, except for the provision of fanlight windows, only in accordance with details which shall first have been submitted to and approved in writing with the Local Planning Authority
 - (c) following installation in accordance with (a) and (b) above, all of the said windows shall be maintained in accordance with the approved details, and none shall be reglazed in clear glass or shall be opening other than with any approved fanlights.

Reason: To help safeguard the privacy of nearby occupiers, having regard to Policy ST3 of the Lewes District Local Plan.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Existing Elevations	11 June 2007	1
Existing Elevations	11 June 2007	2
Existing Elevations	11 June 2007	3
Existing Elevations	11 June 2007	4
Existing Elevations	11 June 2007	5
Location Plan	31 July 2007	1:1250
Photographs	31 July 2007	1
Photographs	31 July 2007	2
Photographs	31 July 2007	3
Photographs	31 July 2007	4
Other	30 August 2007	EMAIL INFO

Summary of reasons for decision and any relevant development plan policies/proposal:

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policies ST3 and RES13 of the Lewes District Local Plan.