



PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development

DATE: 10 April 2018

DEVELOPMENT: Erection of single storey rear extension. Installation of 1x dormer window to rear elevation at first floor level, 1x dormer windows to rear elevation at second floor level, 1x dormer window to side at second floor level and 1x skylight to front elevation at second floor level.

SITE: Melbury 34 Richmond Road Horsham West Sussex RH12 2EG

WARD: Horsham Park

APPLICATION: DC/17/2675

APPLICANT: **Name:** Mr G Bateman **Address:** Melbury 34 Richmond Road Horsham West Sussex RH12 2EG

REASON FOR INCLUSION ON THE AGENDA: To update Members following the resolution of the Committee at its meeting on 6 March 2018

RECOMMENDATION: To approve planning permission

1. INTRODUCTION

- 1.1 At Planning Committee North on 6 March 2018 Members considered the scale and design of the proposal in the context of the building's Edwardian design and the character of Richmond Rd, and were concerned that the scale and extent of the changes, particularly with regard to the side dormer window, would have a detrimental impact on the character of the Conservation Area. The application was therefore deferred to allow for further discussion and re-consideration of details of the design.
- 1.2 Discussions have taken place, with the agent advising that it is not possible to amend the side dormer as it is necessary to provide headroom over the staircase which leads to the loft conversion. On this basis it has not been possible to secure any amendments to the application, with the applicant confirming that the application should be determined on the basis of the current plans.

2. CONCLUSION

- 2.1 It is considered, as set out in the previous committee report (attached), that the proposed development would not harm the character of the existing dwelling or of the street scene, and would preserve the character and appearance of the Conservation Area, in compliance with policies 32, 33 and 34 of the HDPF.

- 2.2 This view takes into account comments provided by the Council's Conservation Consultant, who noted that:-

"The character and significance of the Conservation Area is primarily formed of a formal grain of development constructed in stock brick, with red brick detailing. Buildings commonly comprise stand-alone structures within generous gardens.

The rear elevation of neighbouring buildings of No 34 Richmond Road both have dormer windows which incorporate stained timber cladding and hanging tile in response to the established palette of materials found within the area. The amendments to the original proposal at No. 34 sees the introduction of 3 dormer windows and the removal of a secondary chimney stack at the rear of the property. The chimney stack appears to have been inappropriately repaired or rebuilt. While the proposed dormer at the side elevation is a little uncomfortable, it will remain relatively unappreciable. The proposals will see the principal elevation remain unaffected and incorporation of dormer windows which will have no impact upon the rear elevation of the street or this grouping of buildings, where dormer windows are found to be relatively common place. As such, the proposals will have no impact upon the overall character and significance of the Conservation Area."

- 2.3 It is acknowledged that the proposal would result in some loss of symmetry within the semi-detached pair of dwellings. The side dormer would though be contained within the existing side hipped profile, and in long views along Richmond Road the dormer would either be viewed against the backdrop of the main building / roof form, or would be largely obscured / screened by surrounding development. To the rear there has already been a loss of symmetry due to extensions at ground and first floor level and the proposed rear extensions would be viewed in this context. The principle elevation would remain unaffected by the proposal. It is therefore considered that the visual impact of the proposal would not be of such significance as to materially harm the prevailing character or appearance of the Conservation Area, which would therefore be preserved.

- 2.4 It is therefore recommended that the application is approved subject to the conditions set out in section 7 of the original committee report, as set out below:-

1 **A list of the approved plans**

- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Occupation Condition:** The loft conversion hereby permitted shall not be occupied until the second floor dormer window on the northern (side) elevation, as detailed by plan 1087-02 C, has been fitted with obscured glazing. Once installed the obscured glazing shall be retained permanently thereafter.

Reason: To protect the privacy of the neighbouring property 'Kanata' in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The materials and finishes of all external brickwork, windows and tiling of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).