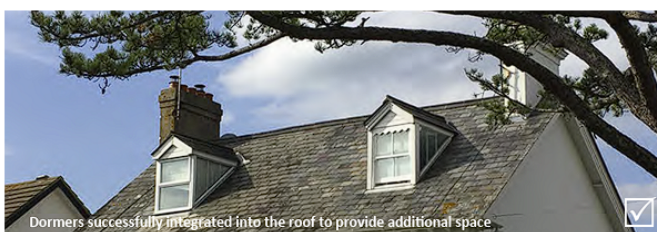


Please find below additional to comments on proposed development DM/25/2139 43, West Common.

The development contravenes Principle DG 52 on Loft Conversions and Roof Extensions from the Mid Sussex Design Guide SPD as detailed below on pages 132 and 133 clearly showing the proposed dormer is not compliant with the design guide in Figure 9H.

It also fails the entire checklist on on page 133, DG49, DG50, DG51 and DG52.

9 Household Extensions Roof Extensions



Principle DG52: Loft conversions and roof extensions

A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.

Further guidance on dormer windows and rooflights is provided in chapter 6 under sections 6.3.5 to 6.3.8.

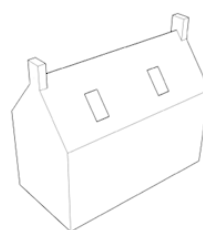


Figure 9F: Loft conversion incorporating rooflights



Dormers successfully integrated into the roof to provide additional space

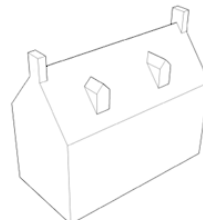


Figure 9G: Loft conversion incorporating dormers



The dormers in the foreground were added and are too big and top heavy; the dormers in the background are by contrast appropriately sized

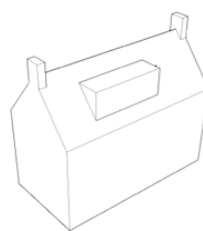


Figure 9H: Large flat roofed single dormer out of scale with the original dwelling



This over-sized dormer undermines the shape and symmetry of this gable frontage.

It is not compliant with all the principles in the checklist on page 133.

- ✗ Responding to the local Character
- ✗ Consider your Neighbours
- ✗ DG 49 Consider your Neighbours
- ✗ DG 50 Front and Side Extensions – In relation to the side changes to the side elevation and removal of the existing dormer
- ✗ DG 51 Rear Extensions
- ✗ DG 52 Loft Conversions and Roof Extensions

9 Household Extensions CHECKLIST

How to use

This table provides a checklist for use by both the applicant and planning officer to check that appropriate consideration has been given to the design of a **household extension** as part of an application.

PROCESS: Have you read, understood and applied the principles set out above?

PROCESS: The adjacent table summarises the key principles set out within this section and can be used by applicant and officer as a checklist.

The applicant is expected to meet the requirements of all relevant Principles (ie a tick in each box) or provide a justification for failure to do so.

PRINCIPLE	DESCRIPTION	CHECK
Responding to Local Character	Has the applicant demonstrated how the proposal responds to and respects the character of the area and the immediate neighbourhood?	
Consider your Neighbours	Has the applicant considered and demonstrated that the proposal does not cause significant harm to neighbouring properties in relation to overshadowing, privacy or an oppressive or overbearing impact?	
DG49: Responding to Original Property	Is the extension a simple, uncomplicated building form that compliments and coordinates with the scale, form and massing of the original dwelling? The original building should remain the dominant element of the property.	
	Do the materials proposed match those of the existing dwelling or has the applicant demonstrated the appropriateness of the alternatives proposed?	
	Is the roof form appropriate to the original dwelling? Generally this should be constructed with the same angle of pitch as the existing roof.	
	Does the proposed extension respond to the existing pattern of window and door openings?	
DG50: Front and Side Extensions	Does the front extension, canopy or porch reflect the character of the property in terms of scale, details and materials?	
	Does the side extension respond to the character of the street?	
	Does the side extension retain important gaps within the street scene and avoid creating a 'terracing effect'?	
DG51: Rear Extensions	Does the rear extension respond to the character of the existing dwelling and avoid impacting on adjacent buildings and gardens?	
DG52: Loft Conversions and Roof Extensions	Are any proposed dormer roof extensions set within the roof slope?	
	Does the position and proportion of dormer windows respond to the location of existing windows and/or doors?	