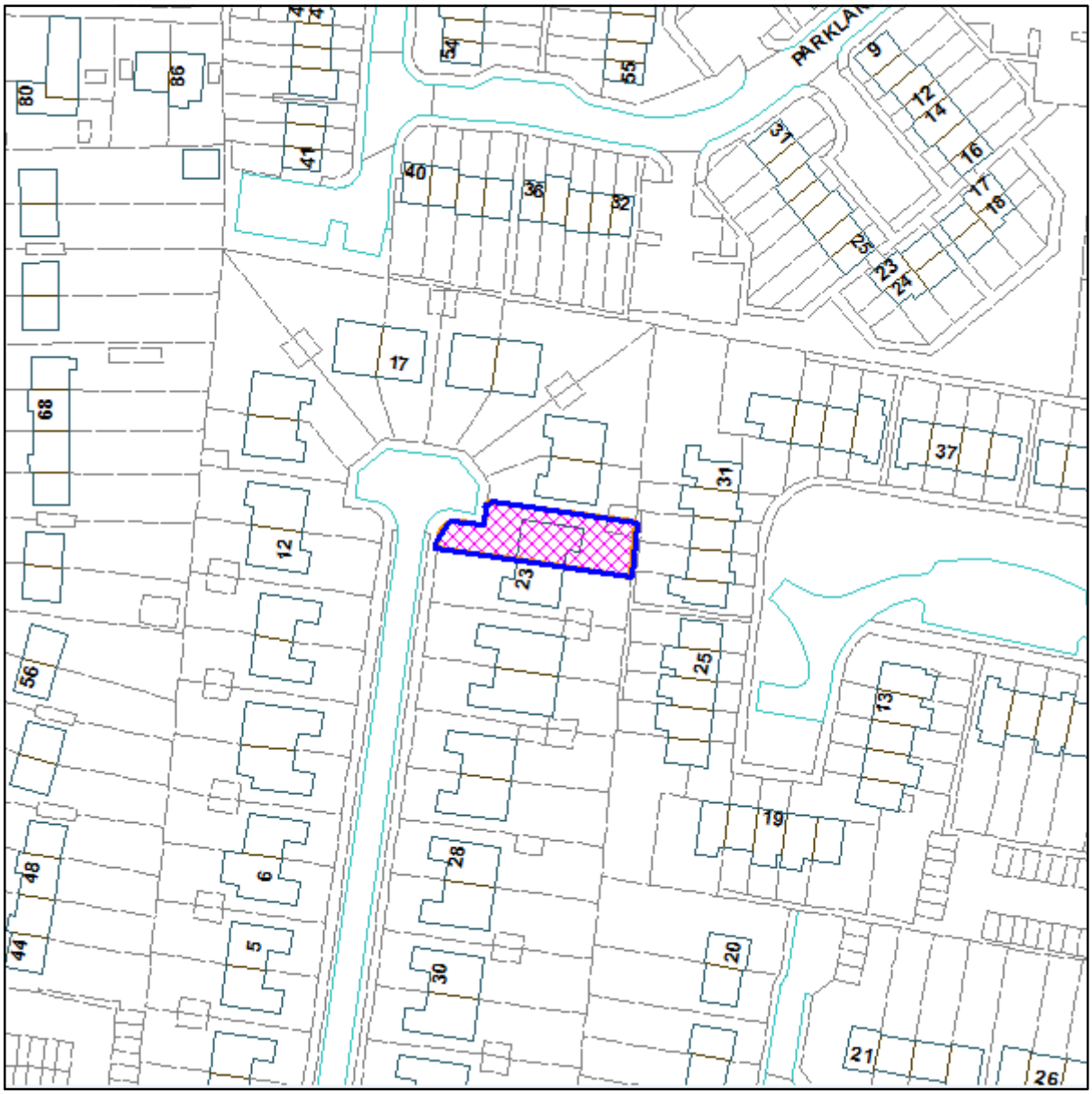
Application Number: AWDM/1351/18 **Recommendation – APPROVE,**

Site: **22 Southview Close, Shoreham-By-Sea, West Sussex**

Proposal: **Rooms in roof with hip to gable roof extension, front dormer to west elevation and rear dormer with Juliet balcony to east elevation.**

Applicant: Mrs Shirley Brown Ward: Southlands
Case Officer: Hannah Barker



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow with rooms in the roof, there are existing velux windows to the rear roof slope and a conservatory to the rear. There is a flat roof garage set back to the side of the property. The bungalow is

within a cul de sac where semi-detached bungalows were originally all of hipped roof design. Some of the bungalows have been altered with hip to gable extensions and flat roof dormers to the front and rear. Such development is visible within the close vicinity of the site.

Permission is sought for a loft conversion and extensions to include a flat roof dormer to the front and rear and full hip to gable extension. The rear dormer is to include a Juliet balcony. The development will provide a master bedroom, dressing room and bathroom.

A Committee decision is required here as the applicant is a Council employee.

Representations

None received.

Relevant Planning Policies

Adur Local Plan (2017) Policy 15, 21, 37
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Space Around New Dwellings and Flats'
National Planning Policy Framework (March 2018)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The proposal comprises upgrading the existing dwelling located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers, design and the effect on the character and appearance of the area.

The front dormer and hip to gable extension are considered acceptable due to the context of the adjacent, directly surrounding street scene where there are examples of hip to gable extensions and front dormers. The dormer proposed here, like existing front dormers, is positioned centrally within the roof slope and does not over dominate the roof slope leaving much of the original roof still visible.

Initially concerns were expressed by the Case Officer as to the scale of the rear dormer, which as originally submitted showed a large scale addition covering the majority of the rear roof slope. The full height doors and Juliet balcony further contribute to this scale and dominance. It was requested that the dormer be reduced and the Juliet Balcony removed. The applicant's agent advised that he could agree some slight reduction and amended plans have been received which show a slight

set in from the side gable. Although marginally this does improve the appearance of the rear dormer it is not of great significance overall. These amended plans are for consideration here.

The applicant's agent argues that a further reduction in scale and the removal of the Juliet balcony is not justified. There are other large scale rear dormers visible within close proximity of the site some visible within the street scene, (directly opposite). Also, taking into consideration the 'fall back' position ie. what could be achieved under permitted development, on balance, it is not considered that a refusal could be justified in this location.

With regards to residential amenity the front dormer will overlook the street scene and result in no greater loss of privacy than existing. There are windows to the side of the bungalow at first floor level which serve the proposed dressing room and bathroom. These are to be fitted with obscure glazing and be non-openable except where the finished floor level is 1.7 metres and above. A condition is attached to ensure that this is the case also restricting any further openings in this side elevation.

The rear dormer will face directly towards the dwelling house to the rear of the site, in Chiltern Close. There is an existing dormer to the rear of the application site overlooking the rear of no. 22. The proposed rear dormer will result in mutual overlooking between the properties at approximately 20 metres apart. Consideration is given here to this relationship and again looking at the 'fall back' position a rear dormer of any size would result in windows facing directly to the rear. It would not be justified, therefore, to require any rear windows to be obscurely glazed in this case. On balance and in the light of the above there would be no justification to insist that the rear dormer is reduced in size or to remove the Juliet balcony.

Recommendation

APPROVE

Subject to Conditions:-

1 Standard 3 year time limit
2. Materials to match existing
3. The windows on the side elevation shall be fitted with obscure glazing only and be non openable except above 1.7 metres no additional openings shall be inserted in the north side of the building.
4. Approved drawings.

Informatives:

1. Proactive with amendments