Development Management - Delegated Officer Report

Application Number: AWDM/0831/22 Recommendation – Approve

Site: 2 Park Road, Shoreham-by-Sea

Proposal: Proposed hip-to-gable loft conversion, including amendments to/extension of consented rear box dormer (AWDM/0357/22)

Date of site visit: 26th May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a hip roofed semi detached bungalow on the north side of Park Road. Permission was granted earlier in the year for a ground floor rear extension and rear dormer with juliet balcony. This application seeks to add a hip to gable roof extension and to increase the width of the previously approved rear dormer.

Relevant Planning History

AWDM/0357/22 - Proposed ground floor rear extension and rear dormer with juliet balcony

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

There are many examples of hip to gable extensions in the road, most of which have included a barn hip. However, 3 Park Road opposite the site has a full gable as proposed at No.2 and it is therefore considered to be acceptable. Materials will match existing.

The rear dormer will be large, being full width across the extended roof, and will be visible from the open space to the rear. However, there are many examples of rear dormers in the street of a similar size. It will be set down well below the ridge and is considered to be acceptable.

Residential amenity

The roof extensions will not cause harm to the residential amenities of neighbouring occupiers. There is a reasonable separation between No.2 and 49 Park Avenue to the east to prevent any harmful loss of light or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 10 June 2022

Authorised by: Gary Peck Date: 10 June 2022