Development Management – Delegated Officer Report

Application Number: AWDM/1762/22 Recommendation: APPROVE

Site: 13 Rainbow Square, Shoreham-By-Sea, West Sussex

Proposal: Loft conversion including rear dormer

Date of Site Visit: 6th December

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a three storey townhouse within the former Southlands Hospital Development. Permitted development rights have been removed throughout the development under AWDM/0287/09.

The application seeks permission to convert the loft space and add a rear flat roof dormer. A bedroom, study and shower room will be created in the loft space.

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

The dormer is to the rear of the property where there is a residents parking area, it will not be visible within the street scene within the Southlands development. The dormer is modest in scale and similar to other dormers visible within the vicinity of the site, the lead clad finish will complement the existing development.

The dormer will be seen from the rear of properties in Crown Road and from the street due to the height of the building relative to the bungalows. The impact of the proposed development will not be harmful.

Residential amenity

The proposed dormer will face toward the rear of the bungalows in Crown Road. There are some existing rear dormers at these properties, although the proposed dormer is higher there is likely to be views towards the neighbouring properties. There is a distance in excess of 22 metres between these properties, approximately 29 metres, therefore there is not considered to be overlooking to an extent which would be such to warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on plans lead

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: Hannah Barker Date: 20th December 2022

Authorised by: Peter Barnett Date: 21 December 2022