Development Management - Delegated Officer Report

Application Number: AWDM/1347/22 Recommendation – APPROVE

Site: 80 Parkside, Shoreham-by-Sea, BN43 6HA

Proposal: Proposed roof conversion with barn hip to front roofslope (west); rear gable (east); side dormer (south); and rooflights to north and south roofslopes

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Parkside is on rising land and many of the properties on the east side were constructed in the 1930's. No. 80 Parkside is a two storey detached dwelling with a hipped roof, situated on the east side of Parkside. It has a front flat roof porch next to a pitched roof front extension. The front amenity area is mainly hardsurfaced for the parking of vehicles. At the rear is a single storey hipped roof extension. No. 80, like many of the properties located on the east side of Parkside, have long rear gardens.

Many properties within the locality have been extended in some form.

Proposal:

This application seeks planning permission to extend and convert the roof to living accommodation, with the following:-

- Barn hip extension to front hip (west);
- Gable to rear hip, with Juliette balcony in resultant gable;
- Flat roof dormer on resultant south roofslope;
- 5no. windows in resultant south roofslope, including 2no. within new dormer;
- 2no. windows in north roofslope.

Representations: None received

Relevant History: None

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The dwellings on the east side of the road are large and come in a mixture of detached and terraced, and many have been extended in some form, e.g. no. 80 has a two storey rear extension; no. 78 has converted their roofspace to living accommodation with a rear hip to gable, rooflights on the south elevation, and a dormer on the north roofslope; no. 82 has also had a two storey rear extension, and provides accommodation within the roofspace by way of a rear hip to gable and 2no. side flat roof dormers.

The proposed roof works at no. 80 will reflect many of the same attributes as its immediate neighbours at no.'s 78 and 82. Like them both, it seeks a rear hip to gable; with a Juliette balcony as no. 82, and a flat roof side dormer within its south roofslope like no. 82. The roof extensions will thereby be in character with the street scene.

It also seeks to create a barn hip roof extension to the front west roofslope. It is noted that most of the dwellings along the east side of the road have fully hipped roofs to the front elevation. While this will change the character of the property in this context, the proposed barn hip with window to the front is a modest addition that does not result in the entire roofslope being brought out and the character of the street scene is therefore largely maintained.

The proposed new windows in the side elevations will potentially overlook the neighbouring properties no.'s 78 and 82. 5no. windows will look towards no. 78, and these windows comprise 3no. rooflights, and these lights have a cill height of over 1.7m from the finished floor level, and thereby will not overlook the neighbouring property. The shower room window will be obscure glazed, and the opening fanlight will be over 1.7m from the finished floor level. Finally the bedroom window will only have oblique views to the obscure glazed dormer window at no. 78 and will largely face out towards the bank roofslope of No.78 and no harmful overlooking will occur.

The 2no. rooflights on the north roofslope, will face onto no. 82, but the cill heights of both these rooflights are over 1.7m from the finished floor level and thereby, there will be no overlooking from them.

The new front bedroom window is some 17m from the opposite dwelling facing the site, and this distance is considered to be more than acceptable so as not to result in material overlooking.

Lastly the rear Juliette balcony will be facing into the garden area of the application site and thereby will not result in unacceptable overlooking onto neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 11.10.2022

Authorised by: Peter Barnett Date: 11 October 2022