Development Management - Delegated Officer Report

Application Number: AWDM/0003/21 **Recommendation – APPROVE**

Site: **378 Upper Shoreham Road, Shoreham-by-Sea, BN43 5ND**

Proposal: **Proposed front and rear dormers and rooflight to south elevation**

Proposal, Site and Surroundings:

The property is an 'L' shaped pitched roof, 1 ½ storey bungalow on a corner plot between Upper Shoreham Road to the south of the site and Erringham Road to the west of the site, and each one of the gable ends of the dwelling faces onto each of the roads. The bungalow has an existing dormer to its 'front' elevation, and 3no. rooflights to its rear elevation, it also has an existing single storey side extension; a rear conservatory and a pool. There is a brick boundary wall around the street elevations which is of a similar colour to the materials used on the dwelling. Behind the wall is hedging, and within the front garden are some cherry type trees.

The dwellings in the locality are mixed by way of design, storeys and heights, and many have extensions of some form, including dormers.

The proposal seeks permission to provide a rooflight and an additional flat roof dormer to the front (south) facing roofslope, close to and of similar proportions to the existing dormer, together with a smaller flat roof dormer to the rear (north) facing roofslope to replace one of the existing 3no. rooflights.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle:

There is no objection in principle to the proposal to provide front and rear dormers plus a front rooflight. The key concerns are the effects on the residential and visual amenities on the neighbouring properties and the character of the locality.

Visual & Residential amenities

As the dwelling is on a corner position it is relatively prominent in the street scene. But, it is considered that the boundary treatment of a wall and hedging plus trees in the front garden, all form a visual screen, therefore the proposed new front dormer will also not be as dominant, but in any case it is considered that because of its proportions the dormer will not be overly dominant within the envelope of the dwelling or the street scene in general.

The rear dormer will be more visible from Erringham Road. However the house on the opposite corner has two dormers in its rear roofslope and it is not considered that significant visual harm will occur.

The neighbouring property to the east, no. 376, will not be able to readily view the dormer as the roofslope of the downward portion of the bungalow will act as a visual buffer; and the property to the west is on the other side of Erringham Road, some 30m from the proposed dormer and therefore will not be affected by it.

The property to the rear (north), no. 2 Erringham Road, has its own dormer which directly faces onto the application dwelling, and the proposed rear dormer from 378 will face directly to no. 2, but it will be facing to the side of their dormer and will face onto the roofslope itself as the no. 378 is lower than no. 2. Further the dormer is serving as light and space next to the stairwell as this point it is in the skeiling. There is limited opportunity to overlook no. 2, but in any case, a condition requiring the glazing to be obscured would be reasonable.

As stated above, no. 2 will be able to see the new rear dormer at 378, but because it is on higher land it will be viewing the new dormer in relation to the existing roof, and thereby will not be materially affected by the dormer by way of overlooking or visual impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Obscured glazing

Informatives

1. Approved following amendment

Case Officer: Eve Hearsey Date: 25.02.2021

Authorised by: Peter Barnett Date: 25 February 2021