Expiry Date - 23/08/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1088/22 Recommendation – APPROVE

Site: 19 Windlesham Road Shoreham-by-sea West Sussex BN43 5AE

Proposal: Loft conversion with rear hip to gable roof extension and Juliet balcony, front dormer and roof lights

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a detached bungalow located on the southern side of Windlesham Road. The subject property has an attached garage to the eastern side of the house with a hardstanding that leads onto the road. To the rear of the existing garage is a single storey infill extension and from this projecting from the rear elevation of the property is a single storey extension which runs along part of the rear elevation. There is a patio area that leads down into the garden. There are 1.8m high boundary fences to either side of the property to the rear and there are hedges/trees that are over 2m high on the rear boundary.

The surrounding area is residential with a various mix of detached and semi-detached properties all with different styles and designs.

The proposal is for a loft conversion with a rear hipped to gable end roof extension and a Juliette balcony, a front dormer window and roof lights.

Relevant Planning History:

None.

Consultations:

None.

Representations:

There were 10 properties notified of the planning proposal. At the time of writing this report 1 representation has been received with concerns with the following:

- Privacy
- Loss of light

- Noise
- Design
- Overlooking

Relevant Planning Policies

Adur Local Plan 2017 – Policy 15 – Quality of the Built Environment and

Public Realm, Policy 18 – Sustainable Design Policy 28 – Transport and

Connectivity.

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The loft conversion will include a front dormer with rear hipped to gable roof extension which will include a dormer window with a Juliette balcony to the rear of the property. The front dormer which will be seen from the front is considered acceptable in its design and size and will not affect the street scene, is acceptable in its design and will not have a detrimental effect on the visual amenity of the adjoining occupiers. The change from hipped to gable roof will be to the rear of the property and therefore will not be seen from the front. The new roof will include large amounts of glazing and a Juliette balcony with doors that open inward as part of the proposal. It is considered that the design and location of the rear roof extension will not affect the street scene, is acceptable in its design and will not have a detrimental effect on the visual amenity of the adjoining occupiers either side or to the rear.

Residential Amenity

The front dormer will face onto Windlesham Road overlooking the street. It is considered that this part of the proposal would not affect the residential amenities of the surrounding properties to the front of the property.

The properties either side of the subject property are of differing designs with the property at No. 17 benefiting from a full width dormer. The properties in the surrounding area being of various designs. It is felt that the change to the roof and the siting and outlook of the Juliette balcony which will have doors

that open inward would not affect the residential amenity of these adjoining occupiers. The proposal will be used as additional bedroom accommodation that will face onto and overlook the rear garden and the gardens of the properties of Windlesham Road. It is considered that while the extension has been designed using a lot of glass it would not be unduly harmful in the context of outlook as it would have a similar outlook as the existing dormers on neighbouring properties which have mutual overlooking. Therefore the proposal by way of size, design and location will not impact on the property or the character of the neighbouring properties. There would be no adverse impact on the character of the property or the residential amenities of the adjoining occupiers in the locality as the result of the proposal. There will be no overshadowing or loss of light to the adjoining occupiers due to the siting and positions of the proposal.

Privacy and Overlooking

The proposed roof extension to the rear is not considered to have a detrimental impact on the privacy of the neighbouring properties or create an area for overlooking as it has a similar/mutual outlook to neighbouring properties which also look out onto rear garden areas of Windlesham Road. Further, in considering the Juliet balcony the proposed doors will open inwards and the balcony is for decoration and not an area for amenity. Therefore it is considered that there will be no privacy or overlooking issues of the adjoining occupiers.

Highways and Parking

The existing parking arrangements to the front of the property unchanged. The parking arrangements are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

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

Informative

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.

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

Case Officer: J. Price Date: 22nd August 2022

Authorised by: Peter Barnett Date: 31 August 2022