Development Management – Delegated Officer Report

Application Number: AWDM/0715/23 **Recommendation: Approve**

Site: **407 Upper Shoreham Road, Shoreham-by-sea**

Proposal: **Proposed conversion of roof space including hip to gable roof extension with front and rear dormers and front facing rooflight. Single storey rear extension.**

Date of Site Visit: 24 May 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi-detached bungalow on the south side of Upper Shoreham Road, at its western end. It has a projecting pitched roof extension on the western half of the rear and a flat roofed infill extension across the rest of the rear. There is also a detached garage in the rear garden with an open-sided canopy/car port in front, both of which are accessed via the side driveway.

It is proposed to extend out from the rear on the ground floor by 3.5m with a flat-roofed extension. Also proposed is a hip to gable extension on the west side of the roof and the construction of a small flat roofed dormer to the front and a larger dormer to the rear which will project beyond the main roofslope and over part of the existing ground floor pitched roof and flat roofed extensions.

Planning History:

None relevant

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)

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 ground floor rear extension is of a reasonable size and not excessive for a plot of this size. The hip to gable extension is considered to be acceptable in the street scene where there is a variety of roof forms. The front dormer is modest and will not be out of keeping. There is a larger front dormer at 401 currently.

The rear dormer is larger than would usually be expected, projecting beyond the main roofslope over part of the ground floor extensions. It is common practice for dormers to be limited to the main roofslope only to avoid an overly bulky appearance. However, in this case, the dormer is set well down below the ridge and is set in from the edge of the roof and will not be visible from the street. There are a variety of roof extensions at the rear of the properties in this stretch of road and it is not considered that sufficient visual harm will arise to justify a refusal of the application.

Residential amenity

The rear extension will project in line with the existing extension on the attached bungalow to the east. To the west, the neighbouring property has a conservatory extension but the proposed extension will be set off the boundary, in line with the edge of the existing bungalow, leaving a gap of approximately 3.5m. It is not considered that harm will be caused by the ground floor extension.

The roof extensions will add bulk to the building but the driveway separation to the house to the west will help to reduce its impact. There are no primary openings facing the site on the neighbouring property.

The rear dormer will face out over the rear garden and will result in some overlooking. However, such overlooking is common in urban areas and there are

many other rear dormers, including on houses to the rear, which already overlook the properties in Upper Shoreham Road. No significant harm will arise therefore.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 14 June 2023

Authorised by: Gary Peck Date: 14 June 2023