Expiry Date - 22/05/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0380/23 Recommendation – APPROVE

Site: 5 Shirley Close Shoreham-by-sea West Sussex BN43 6YH

Proposal: Proposed hip- to-gable roof extension with 2No. roof lights to front (South), 1No. window to side (west), and rear (North) dormer to create rooms in roof

Date of site visit: 02/05/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the north side of Shirley Close within a residential area, located to the rear of the field/ sports pitch at Shoreham Academy. The property is a semi-detached two-storey household comprising facing brickwork elevations with a tiled hipped roof and white uPVC openings, set back a reasonable distance from the public realm behind a block paved driveway. The properties along Shirley Close are uniformly arranged two-storey semi-detached dwellings with a strong pattern in terms of design, spacing, alignment, massing, proportion, and plot size. There are some examples of hip-to-gable extensions to dwellings further east along Shirley Close, which exhibit rear (north) facing dormers and front (south) facing roof lights, alike with what is being proposed at the application property. The rear garden spaces of the properties are relatively deep and back onto the similar sized rear gardens of properties along the south side of Clarendon Road.

Proposal:

Permission is sought for a hip-to-gable roof extension to accommodate a rear (north) flat roofed dormer, 2No. front (south) facing roof lights, and 1No. side (west) facing window (following discussions with the applicant, it was agreed to omit the originally planned front (south) dormer and install 2No. roof lights in its place).

The proposed roof extension and rear dormer would create additional living space in the roof. The rear dormer would measure approximately 5.5m wide and 2.65m high, set under the ridge of the dwelling by approximately 0.5m. The roof extension would create 2No. roof lights to the front (south) elevation and a new side (west) facing window. The roof extension would be finished using tiles to closely match the existing and openings would be matching uPVC.

Representations: None received.

Consultations: None.

Relevant Planning History:

Planning permission granted at the property for householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original house, maximum height 2.9m and height of eaves of the extension 2.85m under AWDM/0928/20, decision issued 28/07/2020 (Prior Approval Not Required).

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 character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

Shirley Close comprises a quiet residential area and runs alongside the rear field of Shoreham Academy. Whilst the works proposed to the roof would result in an alteration from the view of the street scene to some degree, it is considered that views would not be dominant and would not be materially harmful to the setting of the area. The proposed dormer would be located to the rear of the property and be of a sympathetic form, proportion, and design which would respect the character of the existing property and wider area. The front (south) roof lights would pose no adverse impact being of a small scale and assimilating into the existing roof plane. The dormer would be situated below the ridge level of the dwelling and would not exceed the principal walls of the dwelling. Roof extensions similar in design and massing have been achieved further east along Shirley Drive at No.11 and No.13. In view of the above, it is considered that the development would not detract from the character of the street scene and would be acceptable.

Residential Amenity

The dormer would project from the rear roof and would not cause any overbearing and overshadowing effect to surrounding neighbours owing to its

positioning in this context and arrangement of properties along Shirley Close. The dormer would be located a sufficient distance from the principal rear windows of the properties along the south of Clarendon Road owing to the good sized rear gardens of properties in the surrounding area. The development would therefore not result in material overlooking to the rear. The proposed front roof lights face towards Shoreham Academy's field and the proposed side window serves the second-floor landing and would face towards the roof of No. 4 to the west. It is considered these windows would not give rise to unneighbourly overlooking. The proposal is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

Informatives:-

1. 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 Frame.

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

Case Officer: Jason Albon Date: 19.05.2023

Authorised by: Date: