Expiry Date - 31-07-2015

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0808/15

Site: **20 The Burrells Shoreham-By-sea West Sussex**

Proposal: Rear extension and front and rear dormers

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey rear extension and front and rear dormers. The precise details of the development are shown on the submitted drawings.

The application property is a semi-detached bungalow situated in an outer residential suburb of Shoreham Beach.

Relevant Planning History
AWDM/0329/15
Proposed rear extension and front and rear dormer including associated alterations
Withdrawn
06-05-2015

Consultations
None

Representations
None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Adur Local Plan saved policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

The footprint of the rear extension is large but sufficient garden land remains so that it would not be overdevelopment.

Visual amenity

Both the rear and front dormers are sympathetically positioned within the roof slope, with a balanced and proportionate appearance. The exterior materials would match the existing roof or rendered sympathetically.

The extension is of a contemporary design but it is suitably domestic in its scale, and the front parapet roof disguises the fact that the extension roof sits just above the eaves.

There is a variation in building types and styles in the street, with chalet and two-storey and front dormers. An additional front dormer of sympathetic design would not look out of character. No visual harm would arise.

Residential amenity - neighbours

It is the neighbours to either side and at the rear who are principally impacted upon by this proposal (which is physically removed from the remainder).

Neighbours at rear and to the north

The extension and dormer are large. But both are physically removed from these neighbouring buildings, so as to avoid adversely harmful overbearing and overshadowing from occurring.

Overlooking would occur. However this would be directed to the far end of the rear gardens of neighbours as opposed to their private rooms, and a distance of 20 metres would be retained between the dormer and the neighbouring garden to the west.

To the north, overlooking would be oblique as opposed to direct, and intrusive loss of privacy would be avoided.

Neighbour to south

This neighbour is physically adjoining, and it has itself been extended at the rear.

The proposed dormer is situated above the eaves, so would not overbear or overshadow to an adverse degree.

The length of rear extension protruding beyond this neighbour's own extension would measure 2.65 metres. This satisfies the Council's adopted standards to avoid adverse overbearing and overshadowing.

No windows are proposed in the side of the rear extension and the dormer window would result in oblique overlooking, and unacceptable loss of privacy is avoided.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. No windows/openings in side elevations without prior permission.

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.

Is recommendation contrary to any representations? N/a

Case Officer signed: Matthew Porter Date: 22-7-2015

Authorised and signed by: Peter Barnett Date: 22 July 2015