Development Management – Delegated Officer Report

Application Number: AWDM/0786/24 Recommendation: APPROVE

Site: 4 Britannia Avenue, Shoreham-By-Sea, West Sussex

Proposal: Proposed conversion of roof space with two rear dormers, front rooflights and side window

Date of Site Visit: 16th July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey terraced dwelling within a development of similar properties mixed with flats and dwellings on Shoreham Beach. Permitted Development Rights have been removed in this case under SU/56/03, Condition 22 therefore planning permission is required in this case for the proposed development.

The original plans sought consent for a flat roof rear dormer, front roof lights and a side window in the gable. Officers considered that the rear dormer could not be supported. As planning permission is required here it was considered that the design and scale of dormers should be controlled in this case so as not to set a precedent for box style dormers within this locality. It was noted that there are other examples of flat roof dormers within the built environment however these were examples of permitted development and not in close proximity to the site. There was evidence of smaller original dormers and nothing which represented that proposed.

Amended plans have been received which show two smaller pitched roof dormers which would set a more positive precedent. These allow for a more modest development in keeping with the proportions and scale of the existing building and allow for much of the roof slope to be visible. The bulk is limited and these are not dominant within the street scene.

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 (December 2023)

WSCC Guidance on Parking at New Developments (Sept 2020).

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

As stated above the smaller, pitched roof dormers are modest in scale and appropriate in design. They are not dominant or bulky and do not set a harmful precedent for future similar development. The side window and front roof lights are also acceptable in this case. The dormers will be finished in lead to be sympathetic to the dark roof tiles, with the roofs to match the existing roof tiles. There are other roof lights visible nearby and it is considered that these and the side obscurely glazed window would be permitted development.

Residential amenity

The proposed dormer windows would face toward the rear gardens of neighbouring properties. There would be no direct overlooking towards neighbouring windows at a distance of less than 22 metres. There will be no greater overlooking than already occurs as a result of the rear first floor windows. The side window is obscurely glazed and the rooflights will not overlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials lead and roof tiles to match
4. Side window obscured

Is recommendation contrary to letter(s) of representation Y/N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 8th October 2024

Authorised by: Peter Barnett Date: 8 October 2024