Expiry: 16/2

Development Management – Delegated Officer Report

Application Number: AWDM/1758/23 Recommendation: Approve

Site: 2 Nursery Close, Shoreham

Proposal: Single storey rear extension and hip to gable loft conversion with front and rear dormers.

Date of Site Visit: 12/1

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi detached bungalow on the north side of Nursery Close, close to the junction with Crown Road. This is a 1950's hipped roofed bungalow with a projecting half width front gable addition. It has a driveway on its east side, paired with the driveway at No. 3 and a garage behind the house. A rear extension has been added. It is a brick built house under a tiled roof with uPVC windows.

No.1 has lifted their gable and added a rear dormer and front rooflights. No. 4, has raised their gable and has a wide flat roofed front dormer clad in white uPVC. No. 36 has done the same but in more traditional materials and No. 11 has a front dormer. Otherwise, Nursery Close has an unaltered roofline.

The property is not in a conservation area and is not a listed building. There are no protected trees on the site. It is an area known to experience surface water flooding but to a 'less' extent.

Proposal

Planning permission is sought to lift the side gable and add front and rear dormers. This element of the proposal has been revised since first submitted with the dormers slightly reduced in size and pulled off the gable wall. Previously proposed in standing seam zinc clay arrowhead tile hanging is now proposed.

A 6 metre deep single storey rear extension is also proposed to replace the rear addition.

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Planning History:

None.

Consultations:

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 28
'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

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

Visual amenity

The raised gable and rear roof extension are similar to the adjoining neighbour's roof extensions and in themselves likely to be PD.

The front dormer has been reduced in scale and is now akin to the front dormers elsewhere in the street.

The use of arrowhead clay tiles is unusual but will add interest to the roof extensions and is less untypical locally than the previously proposed zinc.

Residential amenity

No. 3 has side bathroom/WC windows and a secondary kitchen window and door. The side gable and front dormer will not cause any significant harm to any neighbour. The rear dormer is 16 metres off the rear boundary and there is a large rear dormer on the property to the rear as well as at the adjoining property, No. 1.

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No significant harm will occur.

The rear extension proposed is 6 metres deep. No.1 has an extension slightly deeper than the one to be demolished on site, approximately 2.9/3 metres in depth. The additional depth proposed will extend 3 metres beyond the addition at No. 1 and therefore not lead to any significant harm, in accordance with DM Standard No. 2.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown
4. Side window obscure and non opening
5. No new side windows

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: MOK Date: 21/2/24

Authorised by: Peter Barnett Date: 21 February 2024