Development Management – Delegated Officer Report

Application Number: AWDM/1516/23 Recommendation: APPROVE

Site: 7 Hawkins Road, Shoreham-By-Sea, West Sussex

Proposal: Raising of the roof ridge and roof extension over existing dwelling to form barn hipped gables plus front and rear dormers.

Date of Site Visit: 21st November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow within a street of similar properties. There are matching bunglows either side and surrounding the site. Within the street scene there are bungalows of differing design with higher ridges, gabled roofs and front and rear dormers are visible. There is an existing single storey side extension and rear extension with raised patio. Consent was originally sought for a side extension and roof extension with hipped gables, the raising of the ridge and front and rear dormers. Officers advised that the roof extension should be formed from the original side wall and not extend to the side as this combined with the hipped gables and ridge height would bring the building bulk close to the boundary. The amended plans also show the front and rear dormers changed to a flat roof design and reduced in scale.

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)
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

The changes to the roof of the bungalow will be clearly visible within the street scene. The roof will be increased in bulk and scale with the addition of dormers and increased ridge height. The modest bungalow will change in character and appearance. However, taking into account the surrounding street scene and the context of the existing built environment, the development would not be out of keeping. There are other larger bungalows adjacent with higher ridges and front flat roof dormers. The dormers are not overly large and there are other examples of front and rear dormers of a similar scale and design within the street scene. The proposal as amended can be supported in this case.

Residential amenity

The main properties to be affected are those either side of the site. The increase in roof bulk and height will be adjacent to the neighbouring bungalows. Although there may be some loss of light and overbearing impact due to the proximity of the dwellings, where there are side ground floor windows this would not be such to warrant a refusal in this case. These windows have limited outlook and light as existing. The roof slopes on either side are blank and the proposed side gables have no openings. No overlooking will occur in this case. To the rear there is a bungalow; however this is at a distance of greater than 22 metres, therefore no overlooking will occur as a result of the proposed rear dormer. The front dormer will face the street and have no greater impact than existing front facing windows.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on east or west elevation of the building.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 18th December 2023

Authorised by: Peter Barnett Date: 18 December 2023