Development Management - Delegated Officer Report

Application Number: AWDM/0473/22 Recommendation – APPROVE

Site: 24 Rectory Road, Shoreham-By-Sea, West Sussex

Proposal: Loft extension with front and rear dormers; rear single storey extension.

Date of site visit: 20th April 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace bungalow with gabled roof within a street of both houses and bungalows of similar style. Consent was originally sought for front and rear flat roof dormers and a single storey rear extension. There is an existing rear conservatory to be removed and replaced with a flat roof extension the full width of the bungalow, 3 metres in depth. The flat roof dormers as originally submitted were considered to be overly large on the existing roof slopes in relation to the existing bungalow and the surrounding built environment. There are other examples of flat roof dormers however these were considered to be overly large. The amended plans have shown the width, height and depth of the dormers reduced.

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

Due to the position of the bungalow within an open plan setting and with a cul de sac adjacent to the side, the front, side and rear of the site are clearly

visible within the street scene. The single storey rear extension at 3 metres in depth and replacing the existing conservatory, will not give rise to any adverse visual impact and is subservient to the main dwelling. The rear and front dormers have been reduced in scale and set in from the outside edge of the building. This is to replicate the pattern of development surrounding the site. The front dormer is set back from the rear wall of the bungalow, the dormers are set down from the ridge and much of the roof slope remains visible. Although the front dormer does not replicate the existing dormer on the other edge of the terrace it does replicate other visible domers within the street scene and although it is prominent it will not be out of keeping in this case. The same is the case for the rear dormer which is visible within the street scene due to the position of the site. Matching materials will be used.

Residential amenity

The single storey extension will be built up to the boundary with the attached bungalow. There is a rear projection adjacent which is inline with the existing conservatory. The proposed extension will project slightly beyond this, however limited to 3 metres in depth this will not result in any loss of light, privacy or overbearing impact in this case.

The rear dormer will face towards the side of the neighbouring dwelling to the rear. There is a first floor bathroom window opposite therefore no loss of privacy will occur in this case. A consideration must be given to a dormer which could be built here under permitted development which would result in the same relationship in terms of overlooking. To the front the dormer will overlook the highway and front garden areas which are not private spaces. Therefore no loss of privacy will occur here which would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing.

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

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 20th June 2022

Authorised by: Peter Barnett Date: 20 June 2022